



## Westall Gardens, Darwen, BB3 3FN

### Offers Over £190,000

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME

Situated in the picturesque area of Westall Gardens, Darwen, this charming three-bedroom house offers a splendid opportunity for both families and individuals seeking a welcoming home. The property showcases a modern design that ensures a comfortable and stylish living environment, perfect for contemporary lifestyles.

Upon entering, one is greeted by a well-maintained interior that reflects a genuine sense of care and attention to detail. The spacious layout provides ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings at home and lively gatherings with friends and family.

A notable feature of this property is the convenience of off-road parking, which offers peace of mind for residents and their guests alike. Furthermore, the beautifully maintained garden presents a delightful outdoor space, perfect for enjoying the fresh air, indulging in gardening pursuits, or simply unwinding in a serene environment.

This residence in Westall Gardens is more than just a house; it is a place where cherished memories can be created. With its modern amenities and inviting atmosphere, this property is sure to attract those in search of a comfortable and welcoming abode in a highly desirable location. Seize the opportunity to make this lovely home your own and experience the charm of Westall Gardens.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	77	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 3  2  1  C

- EPC Rating C
- Off Road Parking
- Lovely Garden For Relaxation
- Viewing Highly Recommended
- Modern Design Throughout
- Council Tax Band C
- Three Generously Sized Bedrooms
- Well Maintained Interiors
- Ideal For Families And Individuals
- Tenure Leasehold

### Ground Floor

#### Entrance

Hardwood double glazed frosted door to hall.

#### Hall

10'2 x 7'2 (3.10m x 2.18m)

Central heating radiator, smoke alarm, doors to storage, WC, Kitchen, reception room, stairs to first floor and wood effect flooring.

#### WC

5'6 x 2'10 (1.68m x 0.86m)

UPVC double glazed frosted window, central heating radiator, corner pedestal sink, splash back, dual flush WC and laminate flooring.

#### Kitchen/Dining Area

18'3 x 9'8 (5.56m x 2.95m)

Two UPVC double glazed windows, two central heating radiators, range of wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gads hob, stainless steel splash back, extractor hood, space for fridge and freezer, plumbed for washing machine, tiled floor and UPVC double glazed door to rear.

#### Reception Room

12'11 x 10'11 (3.94m x 3.33m)

UPVC double glazed window, central heating radiator. smoke alarm, television point, UPVC double glazed door to rear.

### First Floor

#### Landing

14'8 x 6'9 (4.47m x 2.06m)

UPVC double glazed window, doors to three bedrooms, bathroom and storage.

#### Bedroom One

11' x 11'8 (3.35m x 3.56m)

UPVC double glazed window, central heating radiator, smoke alarm and door to en suite.

#### En Suite

7'10 x 4'3 (2.39m x 1.30m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, direct feed shower, part tiled elevation and laminate flooring.

#### Bedroom Two

11'2 x 8'5 (3.40m x 2.57m)

UPVC double glazed window, central heating radiator, smoke alarm and fitted wardrobe.

#### Bedroom Three

8'2 x 7'1 (2.49m x 2.16m)

UPVC double glazed window, central heating radiator and smoke alarm.



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