



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Dahlia Close, Darwen, BB3 0QZ

### Offers Over £190,000

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this charming three-bedroom semi-detached house located on the desirable Dahlia Close in Lower Darwen. This property is perfect for families or anyone seeking a comfortable and stylish home.

As you enter, you will be greeted by a spacious lounge that boasts tasteful decor, creating a warm and inviting atmosphere. The modern kitchen diner is a highlight of the home, offering a fantastic space for family meals and entertaining guests. Adjacent to the kitchen, the bright conservatory provides an additional area to relax and enjoy the garden views.

The property features three good-sized bedrooms, each designed to provide a peaceful retreat. The stunning family bathroom has been beautifully renovated, ensuring a contemporary feel throughout the home. Additionally, a convenient downstairs WC adds to the practicality of the layout.

Outside, the semi-landscaped garden offers a lovely space for outdoor activities, while the driveway provides off-road parking, a valuable asset in this sought-after location. This home is ready to move into, making it an ideal choice for those looking to settle in without the hassle of renovations.

In summary, this delightful property on Dahlia Close combines modern living with comfort in a friendly neighbourhood. Don't miss the opportunity to make this house your new home.



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- Beautifully Presented Semi Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Move-in Ready
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Immaculate Rear Garden
  - Council Tax Band B

Ground Floor

Entrance Hall  
6'5 x 3'0 (1.96m x 0.91m)

Reception Room  
14'9 x 14'6 (4.50m x 4.42m)

Kitchen/Dining Area  
14'5 x 9'0 (4.39m x 2.74m)

Conservatory  
11'3 x 11'1 (3.43m x 3.38m)

First Floor

Landing  
8'0 x 5'11 (2.44m x 1.80m)

Bedroom One  
13'11 x 8'3 (4.24m x 2.51m)

Bedroom Two  
10'4 x 8'3 (3.15m x 2.51m)

Bedroom Three  
10'0 x 5'11 (3.05m x 1.80m)

Bathroom  
5'11 x 5'10 (1.80m x 1.78m)

