

**AINSWORTH LORD
ESTATES**



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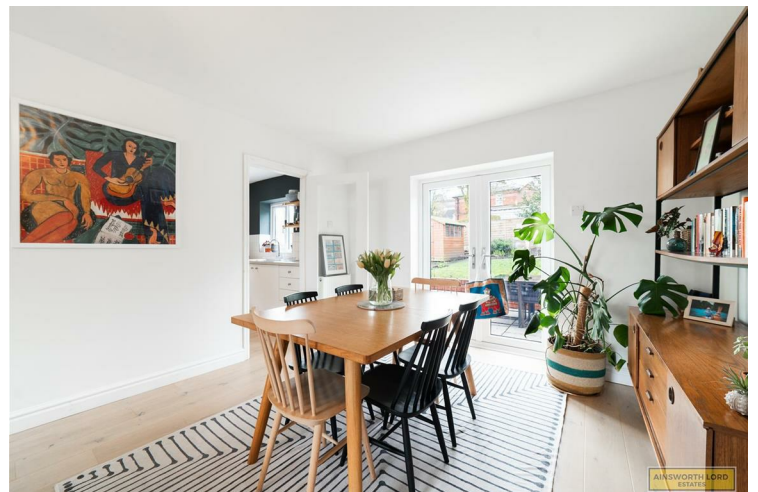
**13 OWLET HALL ROAD
DARWEN**

**£205,000
FREEHOLD**

BEAUTIFUL LARGE 3 BEDROOM HOUSE IN SUNNYHURST AREA OF DARWEN- VERY SOUGHT AFTER
QUIET LOCATION ** DOWNSTAIRS WC ** LARGE PRIVATE GARDEN ** DRIVEWAY ** MODERN SPACIOUS
KITCHEN ** OPEN PLAN LOUNGE DINING ROOM ** CONTEMPORARY BATHROOM SUITE



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• 3 BEDROOM SEMI DETACHED IN SUNNYHURST AREA • LARGE LOUNGE/DINING ROOM WITH PATIO DOORS INTO THE GARDEN • LARGE REAR GARDEN NOT OVERLOOKED • VERY SOUGHT AFTER QUIET AREA, CLOSE TO SUNNYHURST WOODS

FULL DESCRIPTION

Ainsworth Lord Estates are delighted to offer for sale this Spacious, Modern Semi-Detached Home on Owlett Hall Road.

A modern and deceptively spacious semi-detached house, located in this much sought after residential area of Sunnyhurst. It is close to local parks, Sunnyhurst Woods, Darwen Tower and lovely countryside walks.

There is a spacious driveway and garden at the front of the property.

The property provides superb family accommodation finished to a high standard throughout, located on a quiet street, with a large rear garden (not overlooked) and driveway.

Ground Floor

Hallway/Entrance Vestibule

Downstairs WC

Large Open Plan Lounge/Dining Room, with engineered oak flooring and patio doors into the garden. A lovely room with lots of natural light.

Kitchen

A large, modern fitted kitchen with integrated appliances, plenty of cupboard and worktop space, tiled splash backs, fitted hob, cooker and extractor fan. There is also another storage room, and door leading into the side of the property which you can access the garden.

Outside there is a large garden, with a patio area and lawned area at the back of the garden and a shed, a brilliant sized garden which is not overlooked!

Upstairs...

Landing

Master Bedroom to the front of the property, a good-sized room with storage wardrobe/cupboard space and engineered oak flooring.

2nd Bedroom

Another double bedroom with modern fitted wardrobes and engineered oak flooring.

3rd Bedroom

A good-sized bedroom, currently used as an office.

Bathroom

A beautiful modern fitted suite, with a bath, shower screen with matte black features, matt black shower, wall hung vanity unit, and WC. The bathroom is partially tiled.

CONTACT AINSWORTH LORD ESTATES FOR ALL VIEWINGS

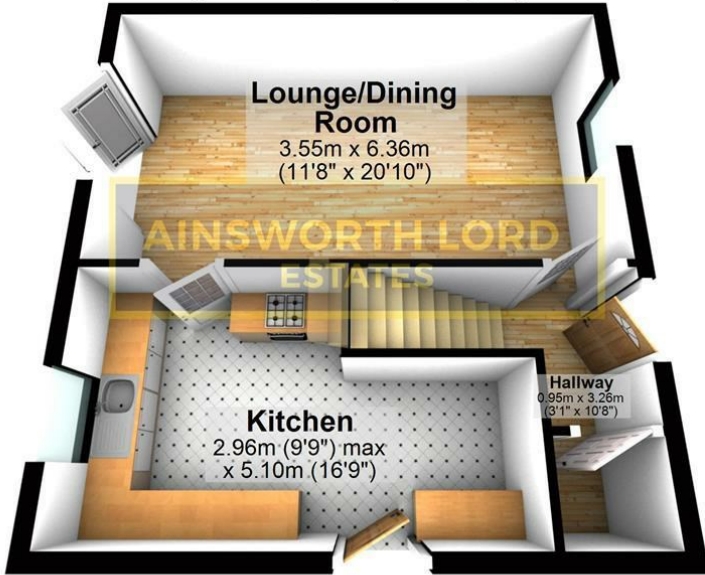


• DRIVEWAY & AMPLE PARKING • GARDEN FRONTED • DOWNSTAIRS WC • LARGE MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES • 3 GOOD SIZED BEDROOMS • CLOSE TO COUNTRYSIDE AND BEAUTIFUL WOODLAND WALKS



Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 77.7 sq. metres (836.5 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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