

## 31 CRANBERRY CLOSE

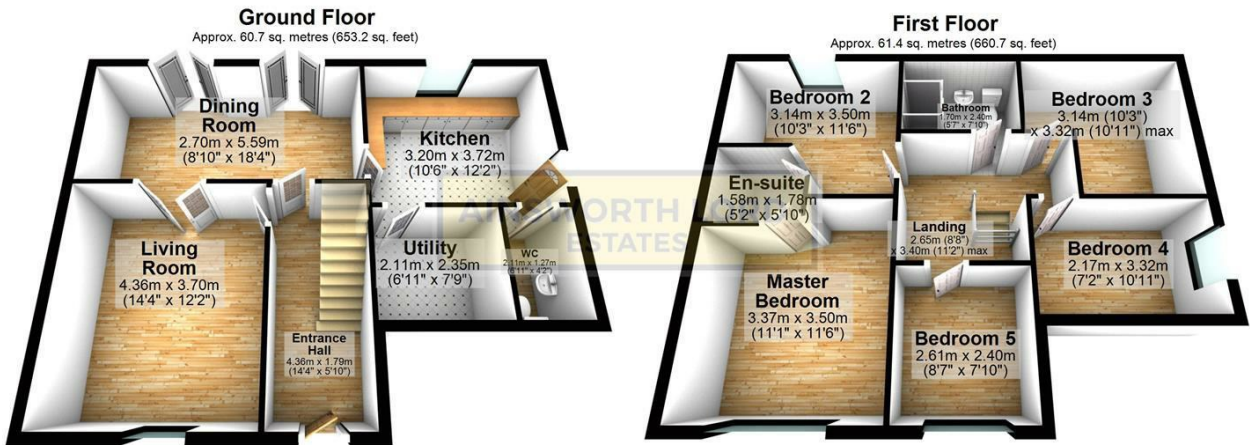
DARWEN, BB3 2HR

£280,000

FREEHOLD

FIVE BEDROOM SEMI-DETACHED FAMILY HOME \*\* GREAT LOCATION IN CRANBERRY, DARWEN \*\* SPACIOUS DRIVEWAY \*\* GARAGE \*\* MODERN KITCHEN/DINER \*\* SUPERB MASTER WITH EN-SUITE \*\* VERY SPACIOUS REAR GARDEN \*\* PATIO AREA \*\* UTILITY ROOM \*\* DOWNSTAIRS WC \*\* VIEWING HIGHLY RECOMMENDED \*\* FINISHED TO A HIGH STANDARD \*\* PANORAMIC VIEWS \*\* THIS IS A FANTASTIC FAMILY HOME \*\*

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Total area: approx. 122.1 sq. metres (1313.9 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			
(69-80) C			
(55-68) D		62	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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