

**AINSWORTH LORD
ESTATES**



**1 BEGONIA VIEW
DARWEN**

**£240,000
LEASEHOLD**

Nestled in the charming Begonia View of Lower Darwen, Darwen, this semi-detached house is a true gem. Offering a harmonious blend of comfort and style, the property features one reception room, three bedrooms, a downstairs cloakroom and a modern tiled shower room. One of the highlights of this property is its superb, spacious garden, a true haven for outdoor living. The garden boasts a firepit outhouse and several terraces adorned with inlaid lighting, creating an enchanting atmosphere. Whether hosting gatherings or simply unwinding in this picturesque outdoor space, the possibilities are endless. Imagine summer evenings spent by the firepit, entertaining friends and family, or enjoying a quiet morning coffee on one of the beautifully lit terraces.



• 3 BEDROOMS • HIGH GLOSS FITTED KITCHEN WITH MODERN APPLIANCES / DINING AREA • MODERN TILED SHOWER ROOM WITH FLOATING SINK AND SOFT CLOSING WC

FULL DESCRIPTION

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The property's layout is thoughtfully designed to cater to the needs of modern families. The three bedrooms provide ample space for everyone, ensuring comfort and privacy. The downstairs cloakroom adds an extra layer of convenience, especially for guests. The modern tiled shower room is not only practical but also adds a touch of luxury to everyday living.

Families will particularly appreciate the proximity to great schools. This makes the property an ideal choice for those with school-aged children, offering peace of mind and convenience. Additionally, the easy access to the M65 motorway makes commuting a breeze for professionals. Lower Darwen is a delightful area, offering a blend of tranquility and convenience. The local amenities cater to all your daily needs and the picturesque surroundings provide a perfect backdrop for leisurely walks and outdoor activities.

In summary, this semi-detached house in Begonia View is more than just a property; it's a lifestyle choice. From the elegant interiors to the enchanting garden, every aspect of this home is designed to offer comfort, style, and convenience. Don't miss the opportunity to make this house your home. Schedule a viewing today and experience the allure of Begonia View for yourself.



• NEW BOILER • STUNNING NEW WINDOWS AND DOORS • SPACIOUS FRONT GARDEN / DRIVE AND GARAGE FITTED WITH A ROLLER SHUTTER DOOR

Whether you're starting a family or seeking a convenient location for commuting, this property ticks all the boxes.

SO YOU WANT TO BUY YOUR FIRST HOME, but think it's not possible?

We at Ainsworth Lord Estates know this is a huge misconception and want to dispel this myth!

Many first time buyers don't believe this is possible for many reasons.

Owning your own home is very easy and very possible even if you don't have a perfect credit rating.

Q. My Credit Rating is not perfect?

A. This is not an issue in most cases, chances are our broker can still find a mortgage for you but the mortgage interest rate and monthly payments will be a bit more.

Q. If I check to see if I am eligible for a mortgage with Ainsworth Lord Estates recommended broker will it register on my credit file?

A. No our mortgage broker will be able to see if you are eligible for a mortgage without leaving a mark on your

credit file, so you have nothing to worry about.

You will have legal costs for the purchase... we recommend several local law firms with competitive rates. Removal Costs - but maybe you know a man with a van that can do you a favour?

Q. How much will my House Insurance be?

A. We expect Buildings & Contents Insurance for a property of this type to be less than £300 a year, and less than £30 per month.

Q. I have seen another property I'd like to buy but didn't realise it is so easy, what should I do?

A. Get in touch with Ainsworth Lord Estates, we can make your dream possible.

So what do you do next?

If you have a half-decent credit rating we suggest you book a viewing asap and we can take it from there..

Don't worry if you miss this one, or it's not for you, as we have more and more properties coming available over the



- SUPERB LOCATION • CLOSE TO SOME GREAT SCHOOLS • BOASTS A FIREPIT OUTHOUSE AND SEVERAL TERRACES ADORNED WITH INLAID LIGHTING • M65 MOTORWAY LINK

next couple of weeks perfect for First Time Buyers or Investors.

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES AND ARE STRICTLY BY APPOINTMENT ONLY.

ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

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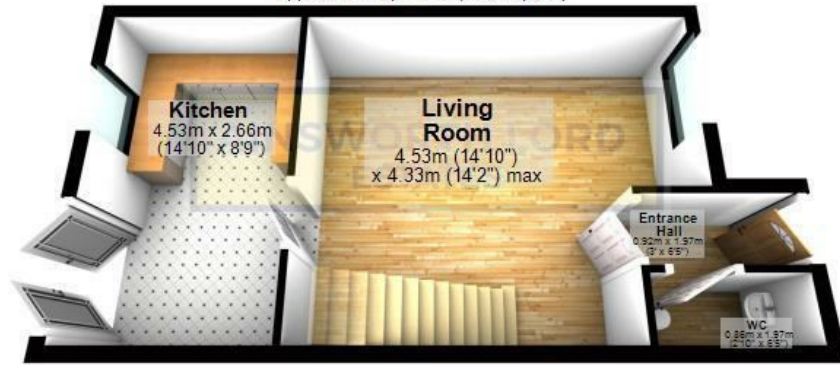
Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Leasehold

Ground Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 68.2 sq. metres (734.4 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	72	
(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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