



Waterfield Avenue, Darwen

Offers Over £199,995

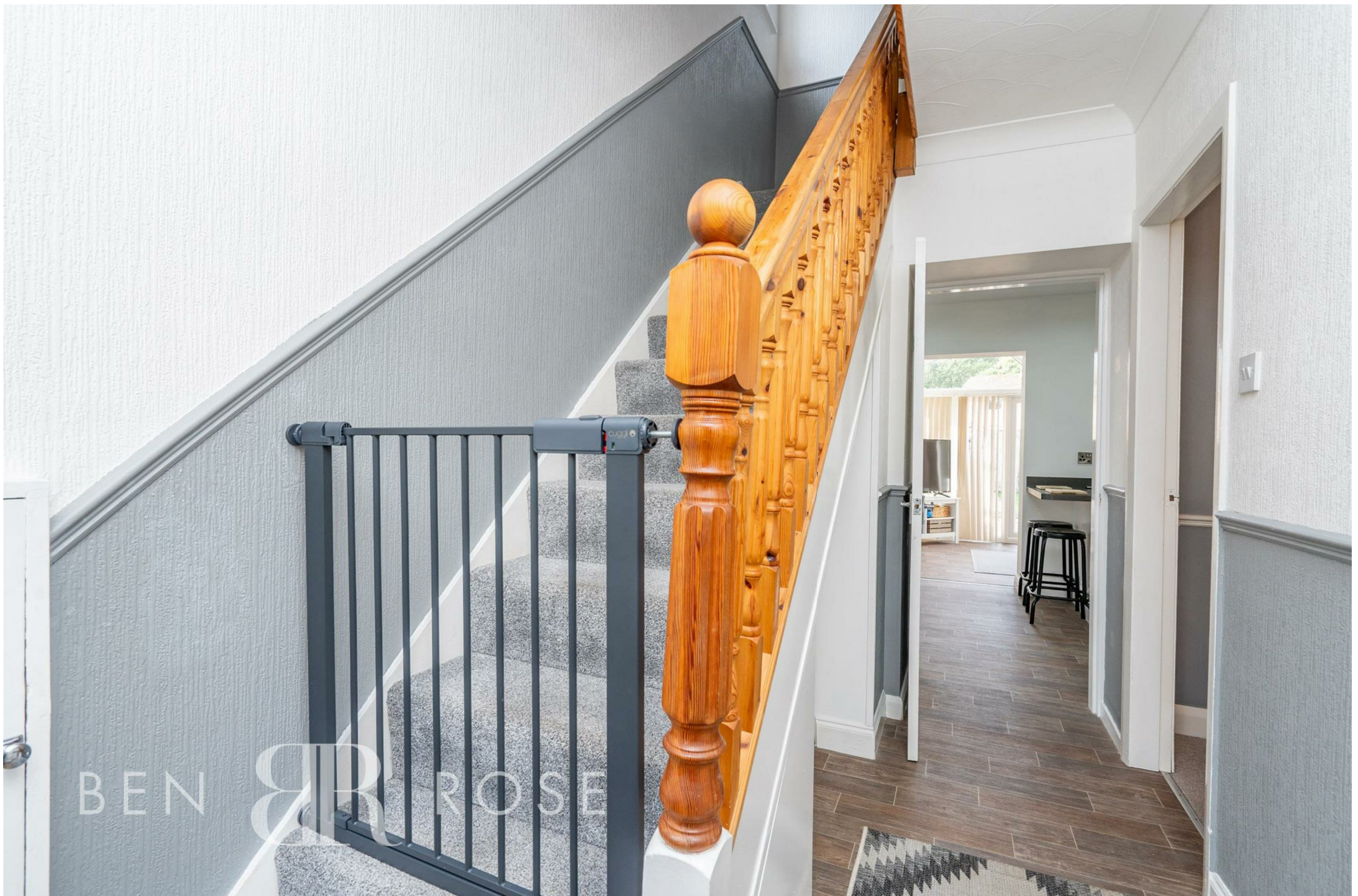
Ben Rose Estate Agents are pleased to present to market this stunning three bedroom, semi-detached property situated on a quiet residential area just on the outskirts of Darwen. Scenic surroundings and only five minutes from the town centre and all its amenities, as well as only being a fifteen minute drive to the city of Blackburn, makes this house ideal for new families.

Upon entering through the porch, you're welcomed into a spacious entrance hall offering access to both the stairs and front lounge with its large front window which fills the room with natural light. Continuing through, you'll find the modern kitchen that was designed with convenience in mind, offering ample worktop space and integrated appliances, including an induction hob, as well as two ovens. This then seamlessly opens through into the garden room, which is a spacious and bright area and is perfect for relaxing. It offers a nice transition into the garden through large patio doors, further extending your living space, ideal for family meals or entertaining guests.

On the first floor, you'll find three good-sized bedrooms, two easily accommodating double beds. The master bedroom overlooks the garden and boasts built-in storage solutions that go over and around the bed area. Bedroom three would make an ideal spare room for a guest or home office, and is currently used as a dressing room. Completing this floor you'll find the family bathroom with a clean, modern look, continuing the aesthetic of the rest of the house.

Externally, the property's driveway offers off the road parking and its rear garden, accessible through a gate that leads to the back of the house, features a generously sized Astroturf lawn and patio area. There is also an external garage accessible either by the door on the side or by car via the street behind the house. This home manages to combine comfort, luxury, and practicality, making it an ideal choice for small families or couples looking to live in the area.











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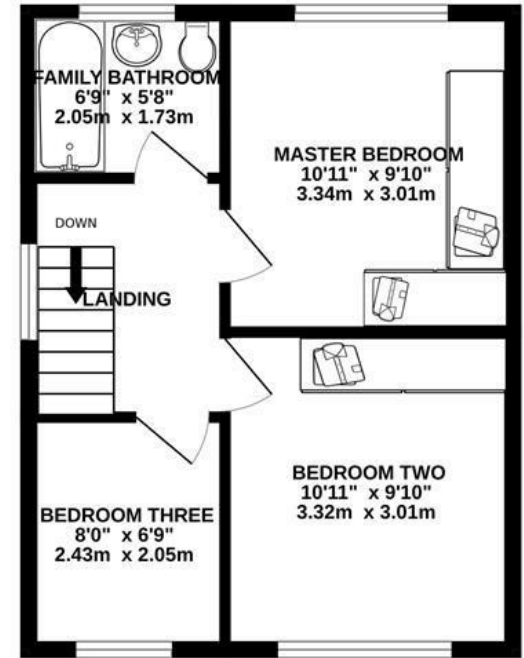


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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

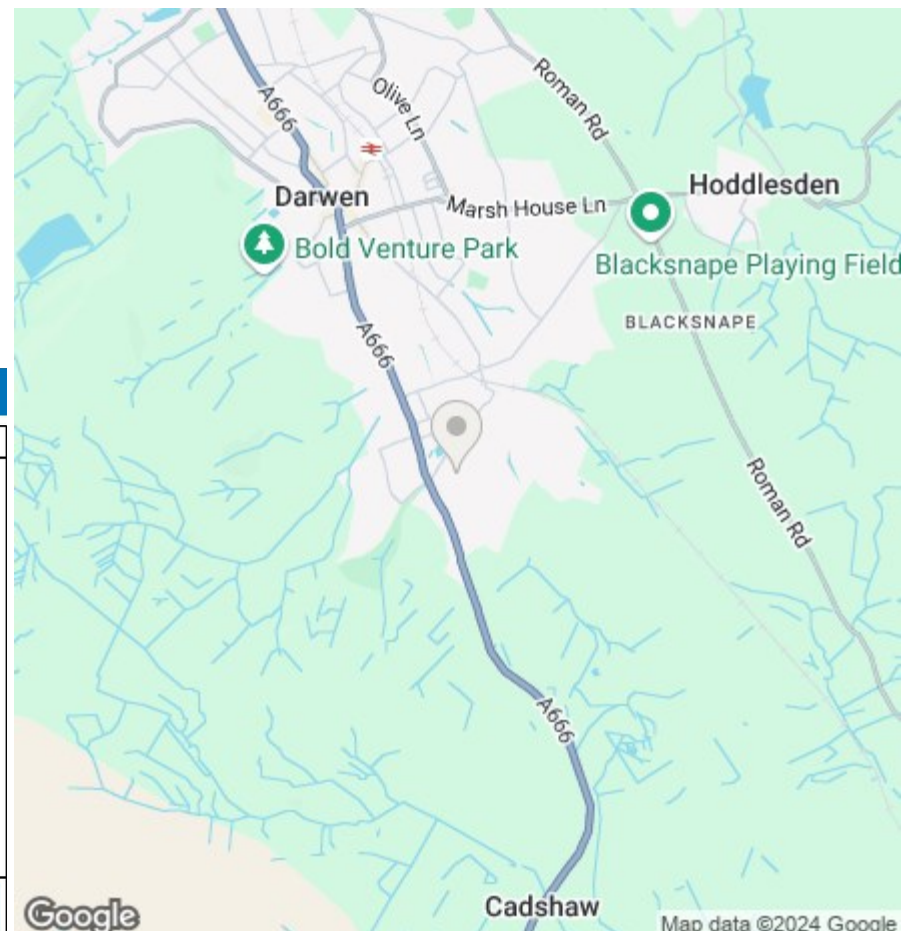


TOTAL FLOOR AREA : 1079 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	