



Northumberland Close, , Darwen, BB3 2TN

- Stunning Link Detached
- Lounge With Contemporary Media Wall
- Family Bathroo & En-Suite
- Utility Room, WC & Garage
- Quiet Popular Cul-De-Sac

- Open Plan Kitchen & Orangery
- 3 Bedrooms
- Private Landscaped Garden
- Double Driveway
- High Quality Finish Throughout

£320,000

HUNTERS
HERE TO GET *you* THERE

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Hunters are excited to welcome Northumberland Close to the market. With a highly impressive finish throughout with an outstanding ground floor extension this has a bit of wow factor.

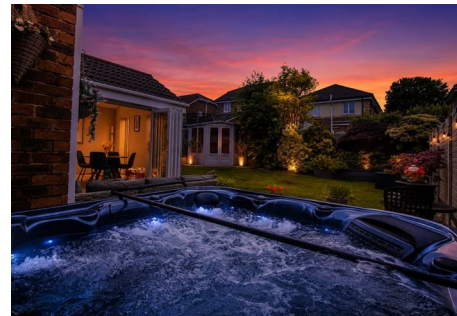
The property comprises; entrance hall, ground floor WC, spacious lounge with contemporary media wall, open plan kitchen through to orangery and utility room. Off the utility there is access to a garage & store room. To the first floor there are three bedrooms, master en-suite shower room and a four piece bathroom. Two of the bedrooms benefit from fitted wardrobes. The finish throughout is excellent, with modern fixtures & vibrant colour schemes. The the rear there is a landscaped garden with a mixture of floor tiles, lawn and flower bed areas. It also has a wood summer house. To the front there is tidy lawn garden alongside a double driveway.



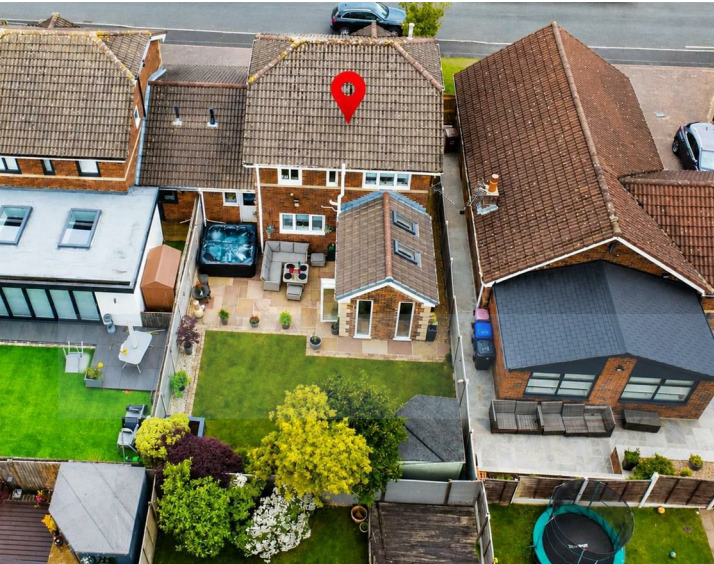
Northumberland Close is located in the Cranberry area of Darwen which provides easy access to a range of schools. There are many fantastic walking routes close by along with access roads into Darwen town centre & the A666 over towards Bolton.

OUR THOUGHTS - 'A highly impressive property located in a very sought after area. We absolutely love it!'

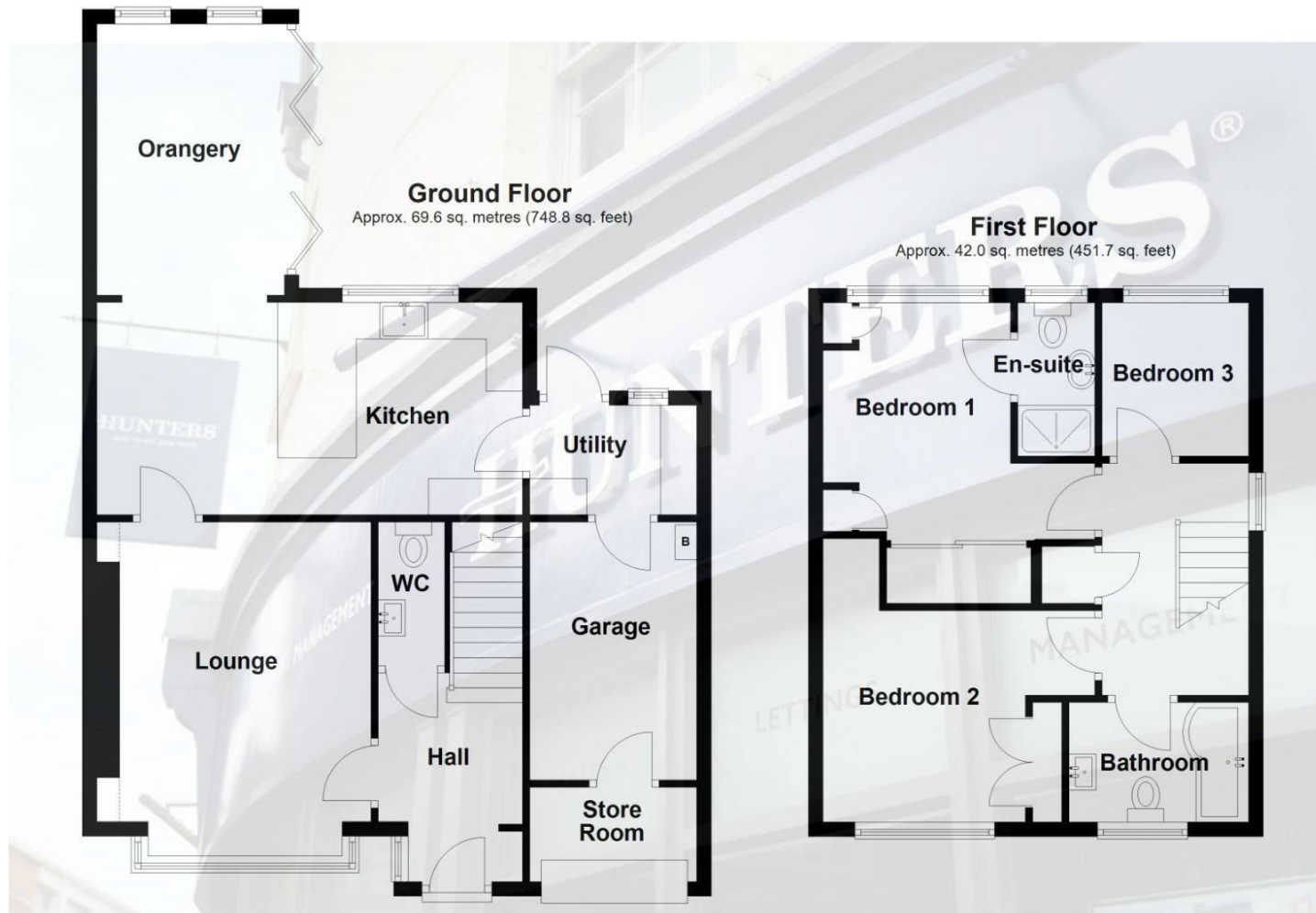
Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



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Entrance Hall	Kitchen	Garage	Bedroom Three
Toilet	19'2" x 9'7"	Bedroom One	6'8" x 6'4"
6'5" x 2'11"	Orangery	12'6" x 9'0"	Bathroom
Lounge	12'2" x 8'4"	Bedroom Two	8'2" x 6'2"
13'6" x 11'0"	Utility	11'7" x 12'4"	
	7'6" x 4'11"		



Total area: approx. 111.5 sq. metres (1200.5 sq. feet)

Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.