

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(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	

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Briarcroft, Darwen, BB3 0RT

£320,000

THE PERFECT FOUR BEDROOM DETACHED FAMILY HOME!

Presenting Briarcroft, Lower Darwen, this impressive four-bedroom detached house offers a wonderful opportunity for families seeking a spacious and versatile home. Set on a generous plot, the property boasts a beautifully maintained garden, perfect for outdoor activities and relaxation. The driveways provide ample parking for multiple vehicles, complemented by a convenient garage.

Upon entering, you are welcomed into a spacious lounge that invites natural light, creating a warm and inviting atmosphere. The dining room flows seamlessly into a newly fitted modern kitchen diner, equipped with high-quality fitted appliances, making it an ideal space for both cooking and entertaining. The ground floor also features a useful cloakroom, enhancing the practicality of the layout.

The first floor comprises four generously sized double bedrooms, ensuring ample space for family members or guests. The large master bedroom benefits from an en suite shower room, providing a private retreat. A well-appointed family bathroom serves the remaining bedrooms, all of which are decorated in neutral tones, allowing new owners to easily personalise the space to their taste.

This property is not only a great family home but also presents significant potential for further enhancement. Its close proximity to local schools and excellent motorway links ensures that commuting and daily conveniences are easily accessible. This delightful house in Lower Darwen is ready to welcome its new owners, offering a perfect blend of comfort, style, and practicality.

Briarcroft, Darwen, BB3 0RT

£320,000



- Four Bedroom Detached Home
- Generous Gardens And Garage
- Off Road Parking
- Tenure - Leasehold
- Spacious Family Lounge
- Ideal Family Home
- EPC Rating - C
- Modern Kitchen Diner
- Sought After Location
- Council Tax Band - D

Ground Floor

Entrance

UPVC frosted window, leaded door to hall.

Hall

17'7 x 6'10 (5.36m x 2.08m)

Central heating radiator, coving, doors to reception room, kitchen, dining room, and WC, wood effect lino flooring.

WC

4'5 x 2'4 (1.35m x 0.71m)

Central heating radiator, low basin WC, wall mounted wash basin with traditional taps, stairs to first floor, extractor fan, partial tile elevations, wood effect lino flooring.

Reception Room

17'7 x 11'4 (5.36m x 3.45m)

UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, dado and picture rail, wall lights, gas fire with marble effect surround.

Dining Room

11'6 x 11'3 (3.51m x 3.43m)

Central heating radiator, coving, wall light, wood effect lino flooring, UPVC double glazed French doors to rear.

Kitchen

15'8 x 10'11 (4.78m x 3.33m)

UPVC double glazed window, gloss wall and base units, granite surfaces, composite one and a half bowl sink and drainer with mixer tap, SMEG five ring hob and oven, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled splashbacks, tile effect lino flooring, UPVC door to rear.

First Floor

Landing

14'5 x 7'4 (4.39m x 2.24m)

Coving, loft access, smoke alarm, spotlights, doors to four bedrooms and bathroom.

Bedroom One

17'11 x 16 (5.46m x 4.88m)

UPVC leaded window, central heating radiator, coving, spotlights, dado rail, door to en suite.

En Suite

6'2 x 6 (1.88m x 1.83m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, tiled elevations, tiled effect lino flooring.

Bedroom Two

16'2 x 10'11 (4.93m x 3.33m)

UPVC leaded window, central heating radiator.

Bedroom Three

11'4 x 10'9 (3.45m x 3.28m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes.

Bedroom Four

9'2 x 8'7 (2.79m x 2.62m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

6'11 x 6'2 (2.11m x 1.88m)

UPVC frosted window, chrome heated towel rail, low basin WC, wash basin with traditional taps, panelled bath with traditional taps, direct feed overhead shower, partial tiled elevations, lino flooring.

External

Rear

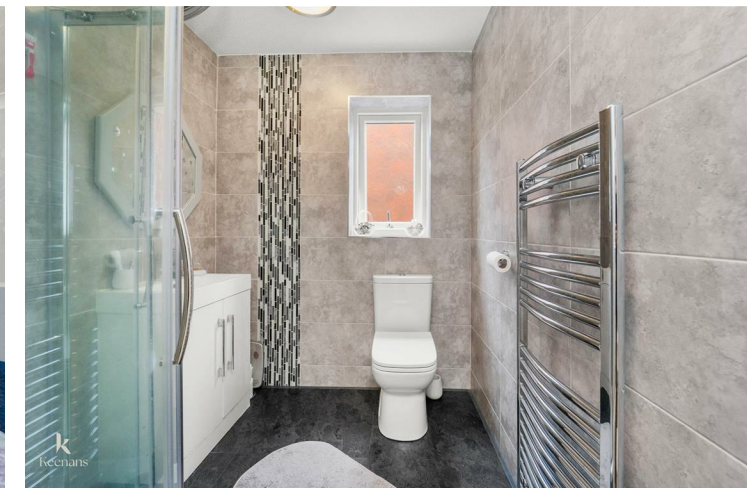
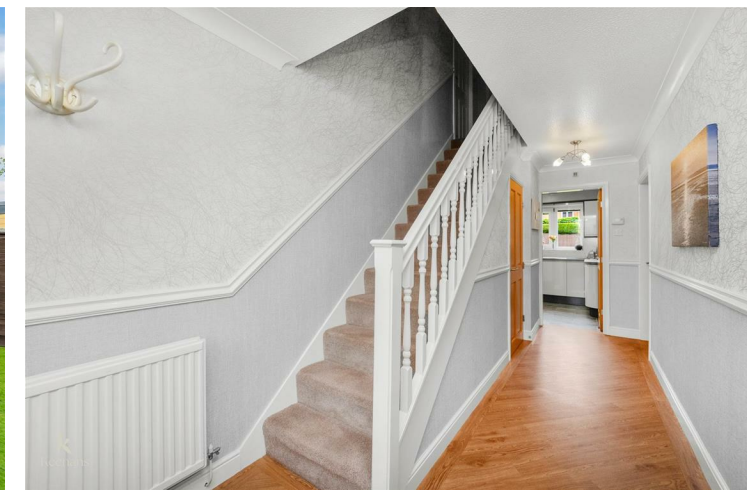
Laid to lawn garden, stone flags.

Front

Block pathway, driveway.

Garage

18'4 x 8'7 (5.59m x 2.62m)



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