



The Sidings, , Darwen, BB3 2BD

- Modern Extended Semi
- Stunning Snug Extension With Bi-Folds
- Stunning Four Piece Bathroom
- Unoverlooked Side & Rear Garden Space
- No Onward Chain
- Open Plan Dining Kitchen
- Three Bedrooms
- Corner Plot
- Excellent Parking

£239,950



The Sidings, , Darwen, BB3 2BD

DESCRIPTION

Hunters are delighted to welcome to the market this three bedroom extended semi with no onward chain. Located on a popular residential cul-de-sac in Darwen we expect plenty of interest in this.

The property comprises; entrance hallway, lounge, dining kitchen and snug/lounge extension. From the extension there are bi-folding doors accessing a low maintenance decked/flagged garden. To the first floor there are three bedrooms and a modern four piece bathroom suite. The master bedroom benefits from fitted sliding wardrobes & provides a stunning view looking over towards Darwen Tower as does the garden. To the side of the property there is a low maintenance garden area with a wood storage shed. The property also benefits from private parking adequate for multiple vehicles.

The Sidings is a modern estate with access to a great range of local schools & nurseries. There is also easy access to the M65 motorway link as well as through roads into neighbouring town centres such as Blackburn & Darwen.

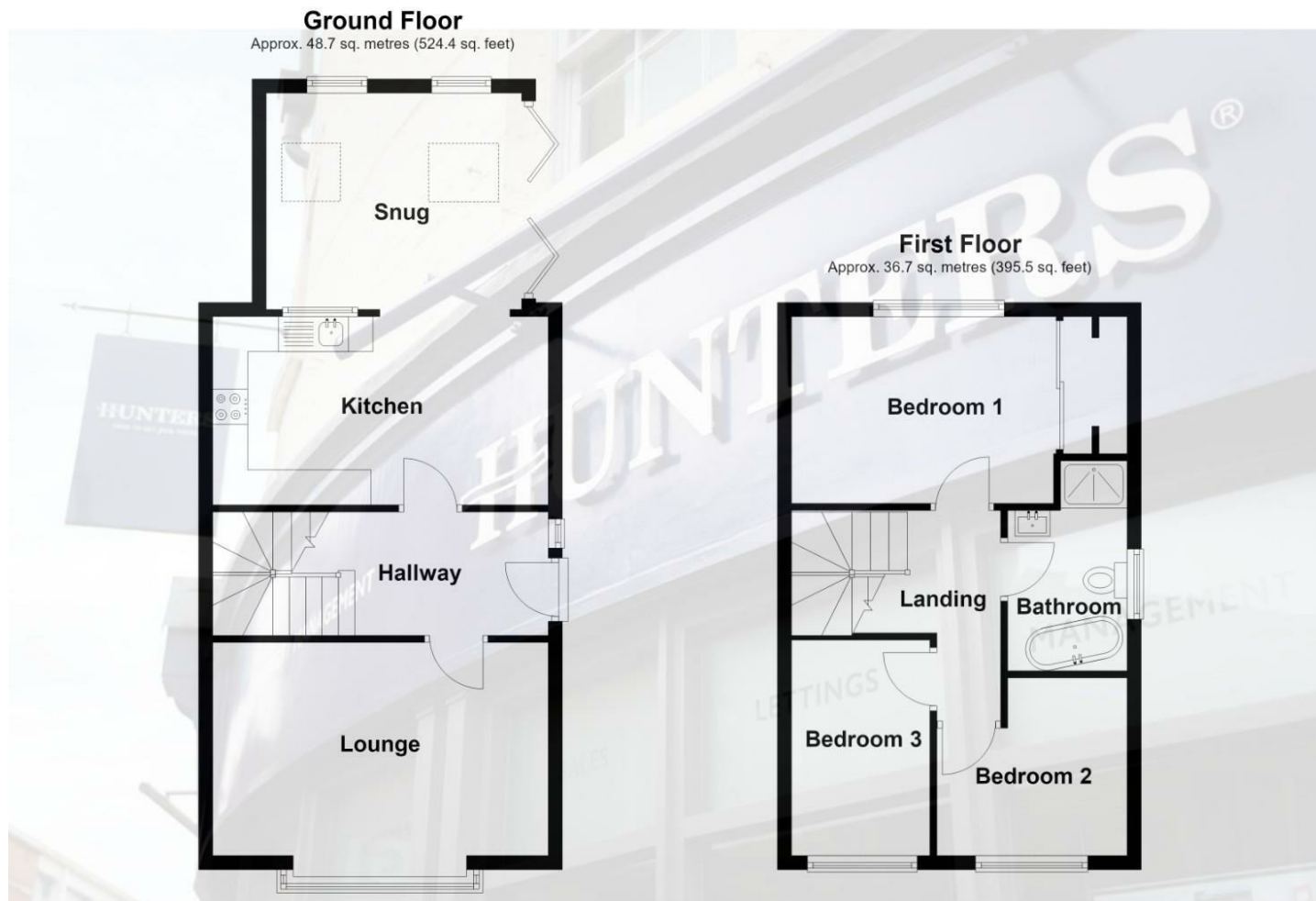
OUR THOUGHTS - 'An excellent option for young families with a major benefit of no onward chain'

Some images digitally staged for visual purposes.

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.







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.