



Orchard Park, , Darwen, BB3 1DS

- New Detached Home
- Corner Position With Great Views
- Private Rear Gardens
- Choice Of Carpet Colours
- No Onward Chain
- Three Bedrooms
- Double Driveway
- Ground Floor WC
- Security Alarm

Offers Over £199,950



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DESCRIPTION

Hunters are delighted to present this attractive new build detached home to the market. With a lovely finish throughout, located on a corner position on a private cul-de-sac, we feel this makes the ideal first home or downsize option.

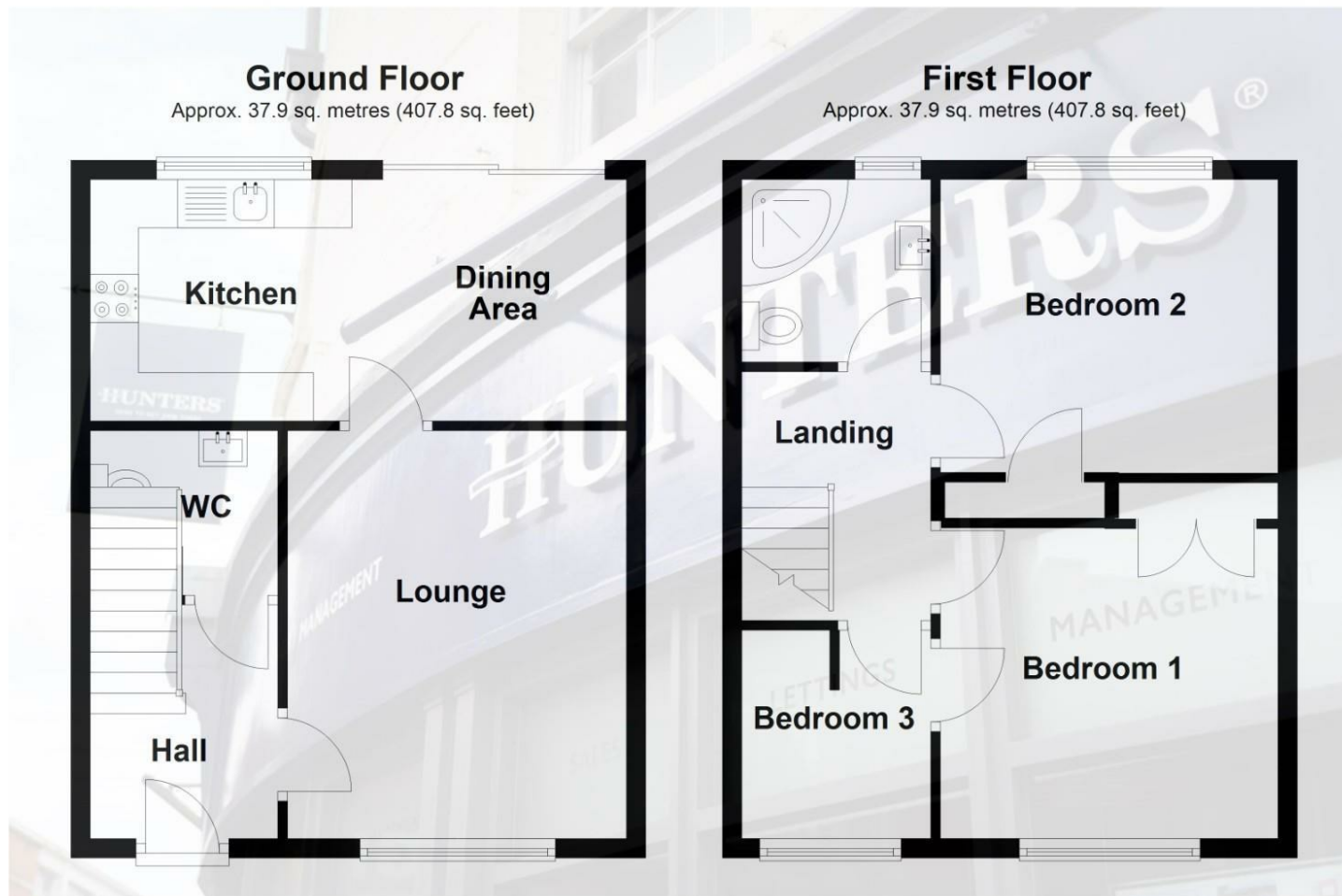
The property briefly comprises; entrance vestibule, spacious lounge, dining kitchen and a ground floor WC. To the first floor there are three bedrooms and an attractive three piece shower room. Two of the bedrooms are doubles with fitted wardrobes, the third is more suited as an office/dressing room. There is a double driveway to the front. To the rear accessible from the kitchen is a good sized garden with flags and lawn.

The house is situated on a quiet residential cul-de-sac, with easy access into Darwen town centre and access to good schools. Local shops and amenities are within short walking distance along with bus & train stations for any commuters.

NOTE - The seller will allow the buyer to chose their carpet colour. The carpets in photos have been digitally staged for visual purposes only.







Total area: approx. 75.8 sq. metres (815.6 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		91
(81-91) B		
(69-80) C	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	

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.