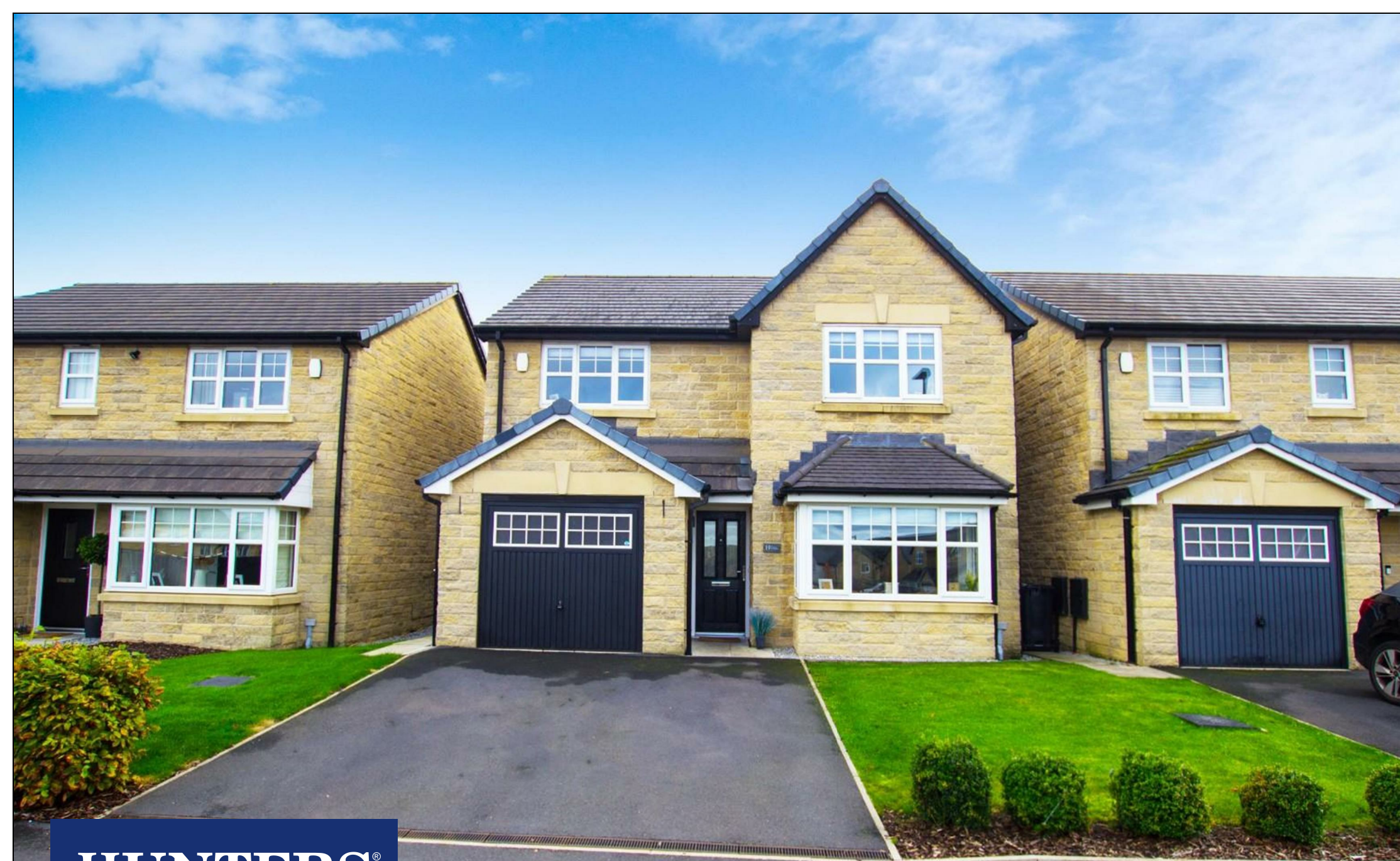




HUNTERS[®]
HERE TO GET *you* THERE

 4  3  1  B

PLOVER CRESCENT, DARWEN

£329,995



Hunters are excited to present this beautiful detached home to the market. Built to the highest quality in 2019, providing a first class home for you and your family.

The property comprises; entrance hallway, spacious lounge with bay window, upgraded dining kitchen, utility room and a ground floor WC. From the hallway there is access to a single garage with a sliding up & over door to the front. As we get to the first floor there is a spacious L shape landing giving access to four good size bedrooms, a master en-suite shower room & a main family bathroom. Two of the bedrooms benefit from fitted storage & there are a range of storage cupboards around the house.

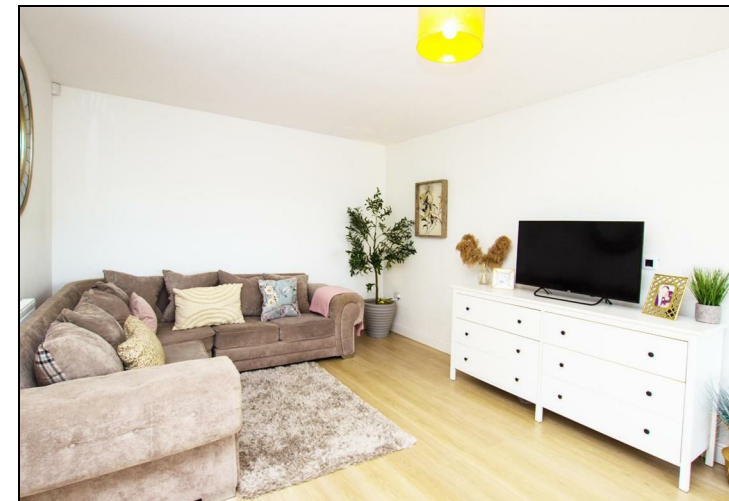
To the rear of the house you will find a generous sized lawn with some flagged patio, raised decking and a timber summer house. To the front you have a double driveway with a small lawn garden in the middle.

Situated off Cranberry Lane the property is located convenient for local shops, schools and access to the town centres of Darwen and Blackburn. There is easy access to the M65 motorway link as well as A roads to neighbouring towns such as Bolton.

OUR THOUGHTS - *'The plot is outstanding, with a stunning view directly towards Darwen tower'*

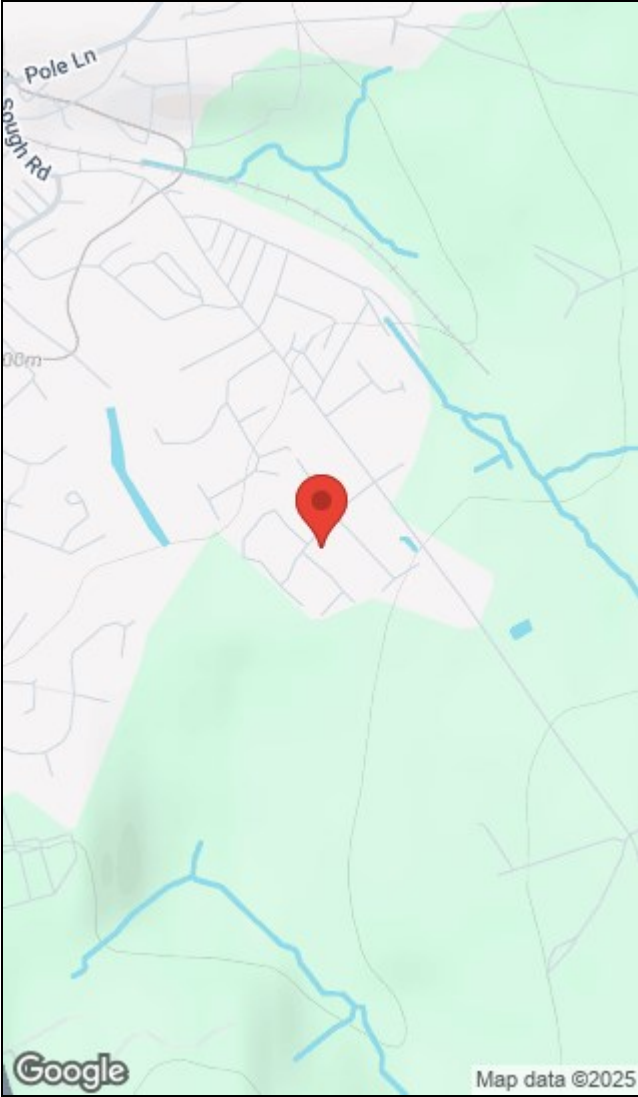
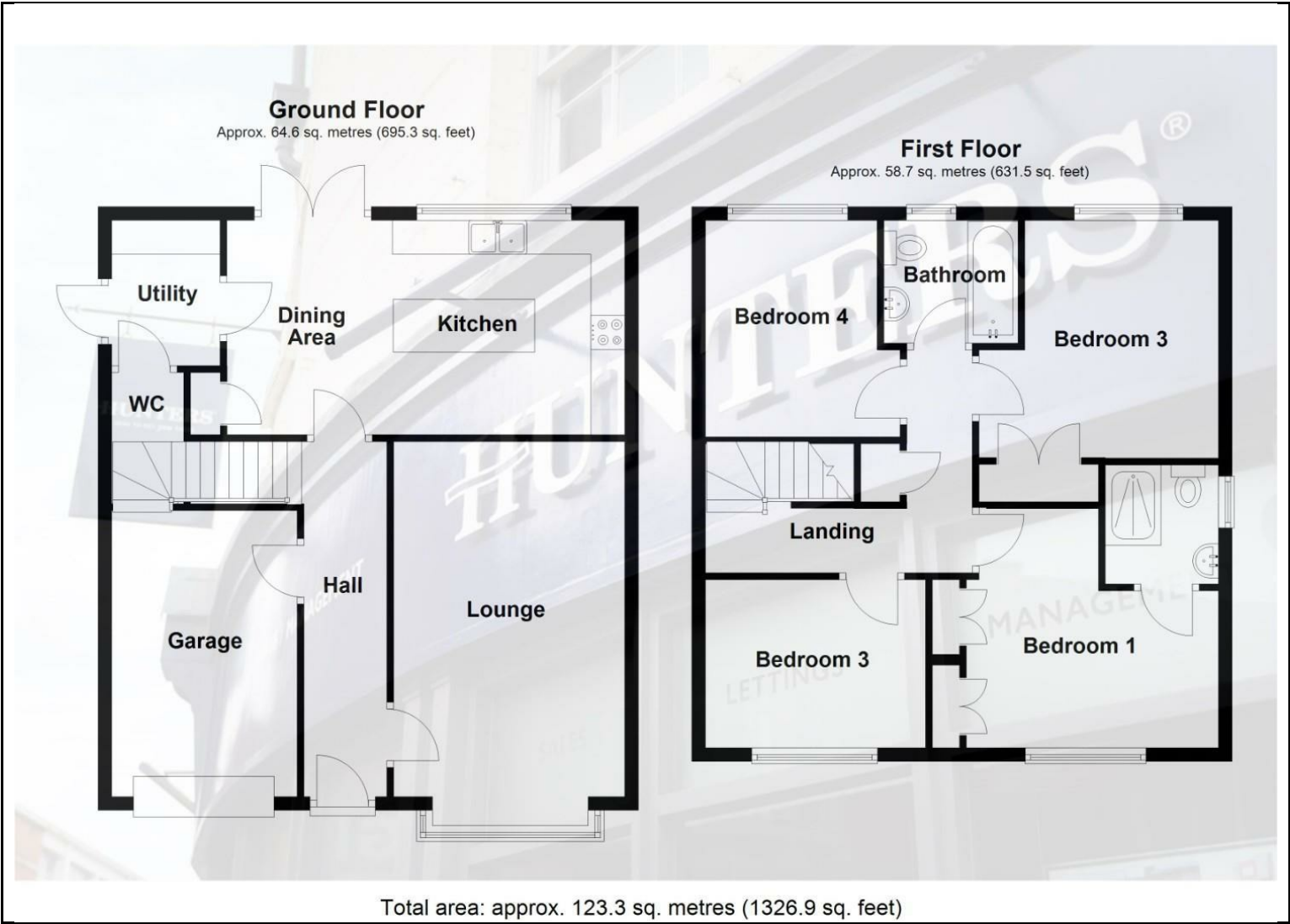
KEY FEATURES

- Modern Detached
- Four Bedrooms
- Family Bathroom & En-Suite
- Upgraded Kitchen With Island
- Spacious Lounge With Bay Window
- Utility & Ground Floor WC
- Landscaped Gardens
- Beautiful Plot With Views









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			83	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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		England & Wales	
					

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU | 01254 706471
darwen@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Baxter Helmn Estates Limited | Registered Address: 207 - 209 Duckworth Street, Darwen, Lancashire, BB3 1AU | Registered Number: 8986836 England and Wales | VAT No: 872 1369 16 with the written consent of Hunters Franchising Limited.