



HUNTERS®
HERE TO GET *you* THERE

4 3 3 C

MILKING LANE, LOWER DARWEN

£294,000



Located on Milking Lane, this four bedroom detached is tailor-made for growing families.

The house comprises; entrance hallway, ground floor WC, lounge, modern kitchen, office and conservatory. To the first floor there are four good size bedrooms, master en-suite shower room and a three piece bathroom. The property has a sharp finish throughout, easy on the eye and ideal for buyers wanting a modern look. To the rear there is a spacious garden with a mixture of lawn turf and Indian stone flagged patio. To the front there is a double driveway with access to single integral garage.

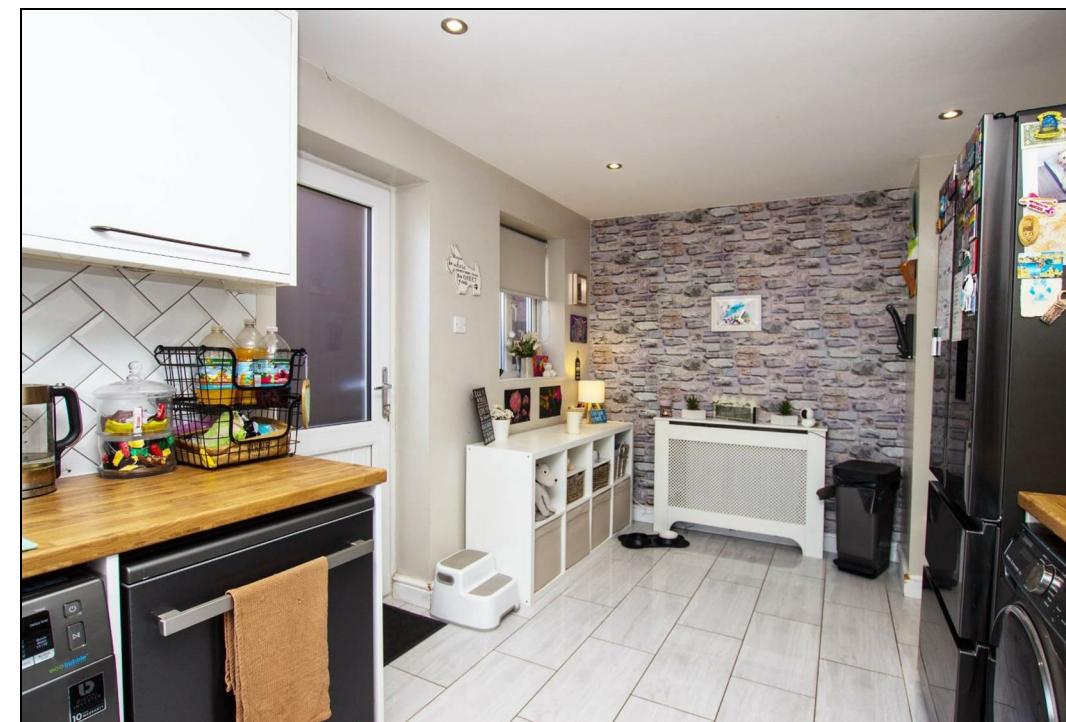
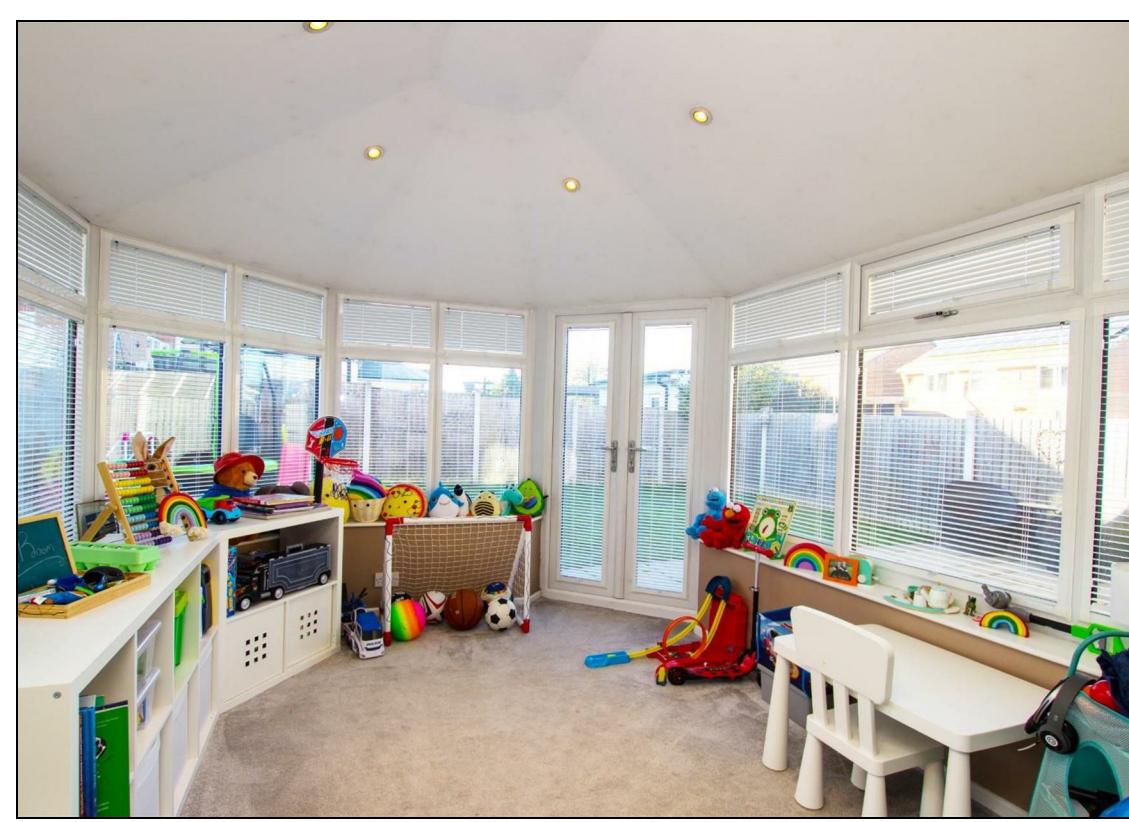
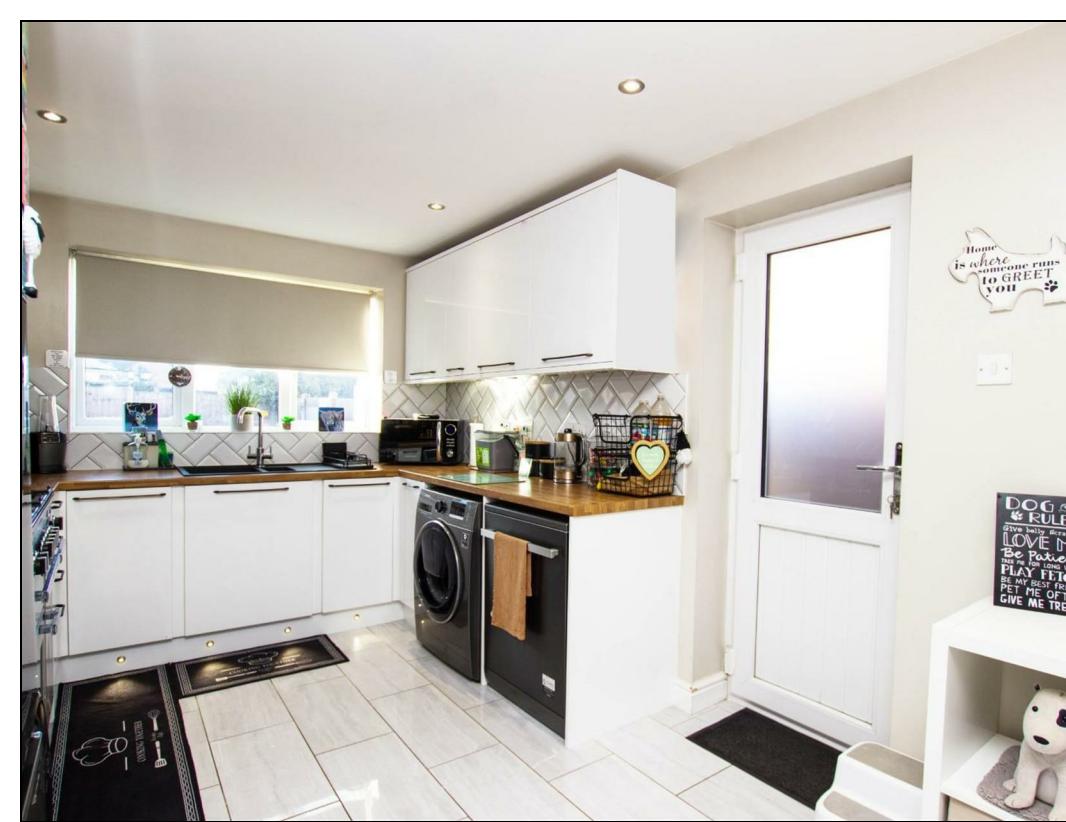
The house is located on a popular residential cul de sac in Lower Darwen, a short walking distance from local schools, shops and amenities. There is good access to both Blackburn and Darwen town centres along with the M65 motorway link being just a short drive away the property is ideal for anyone looking for good network links.

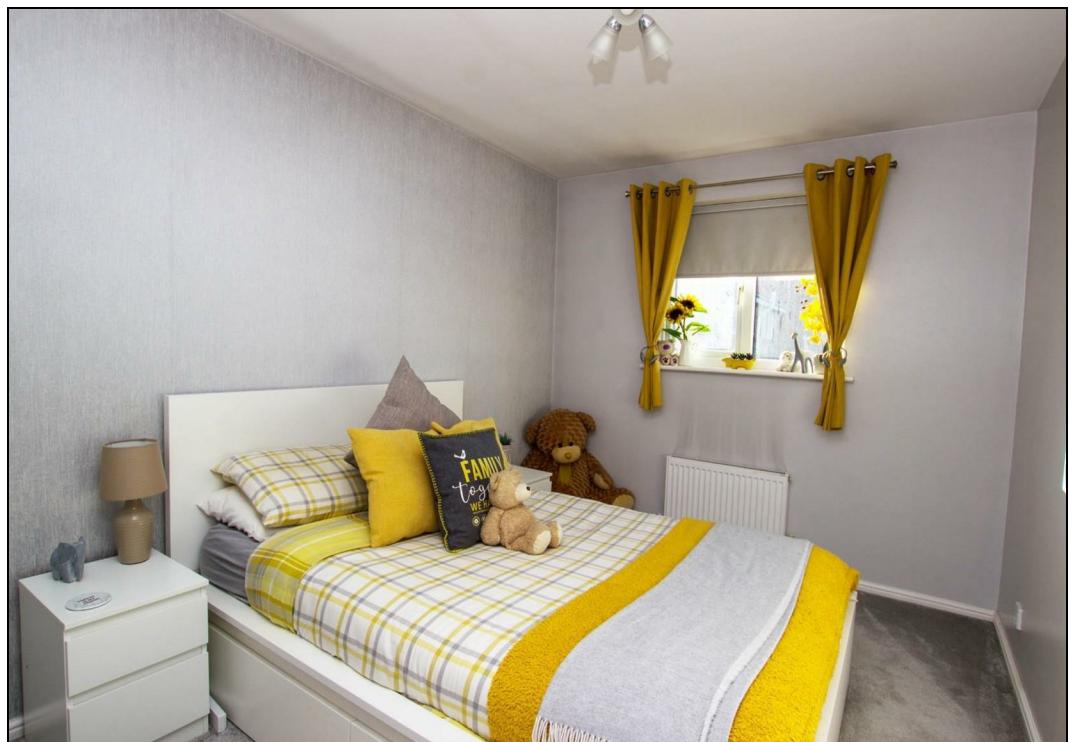
OUR THOUGHTS - 'As family homes go this ticks all the boxes. Location is excellent and its walk into

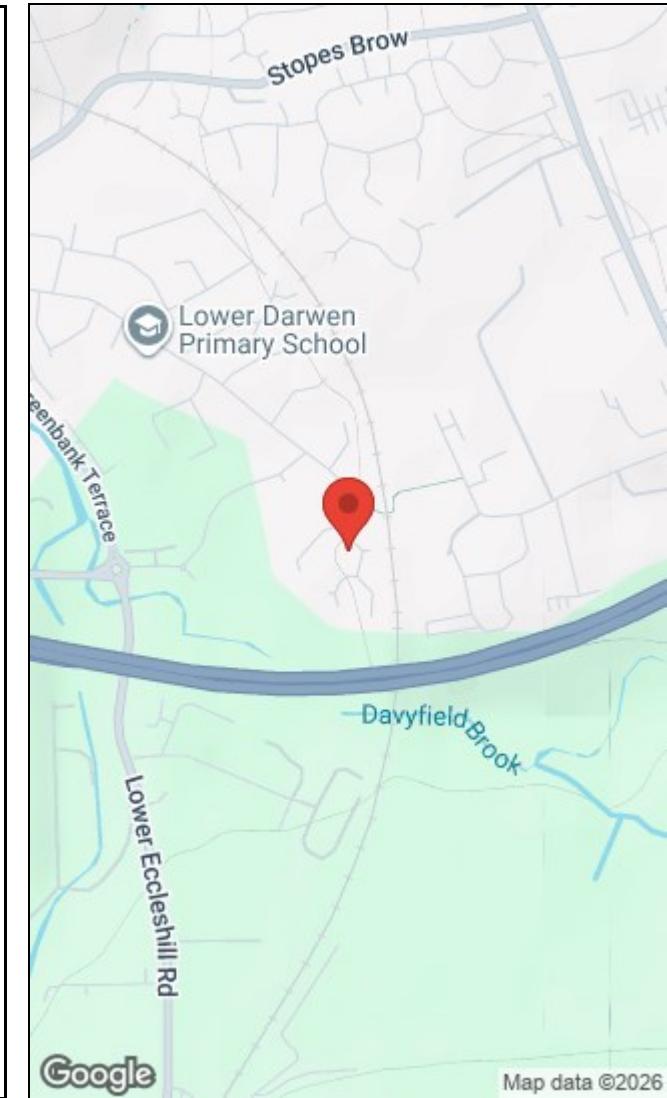
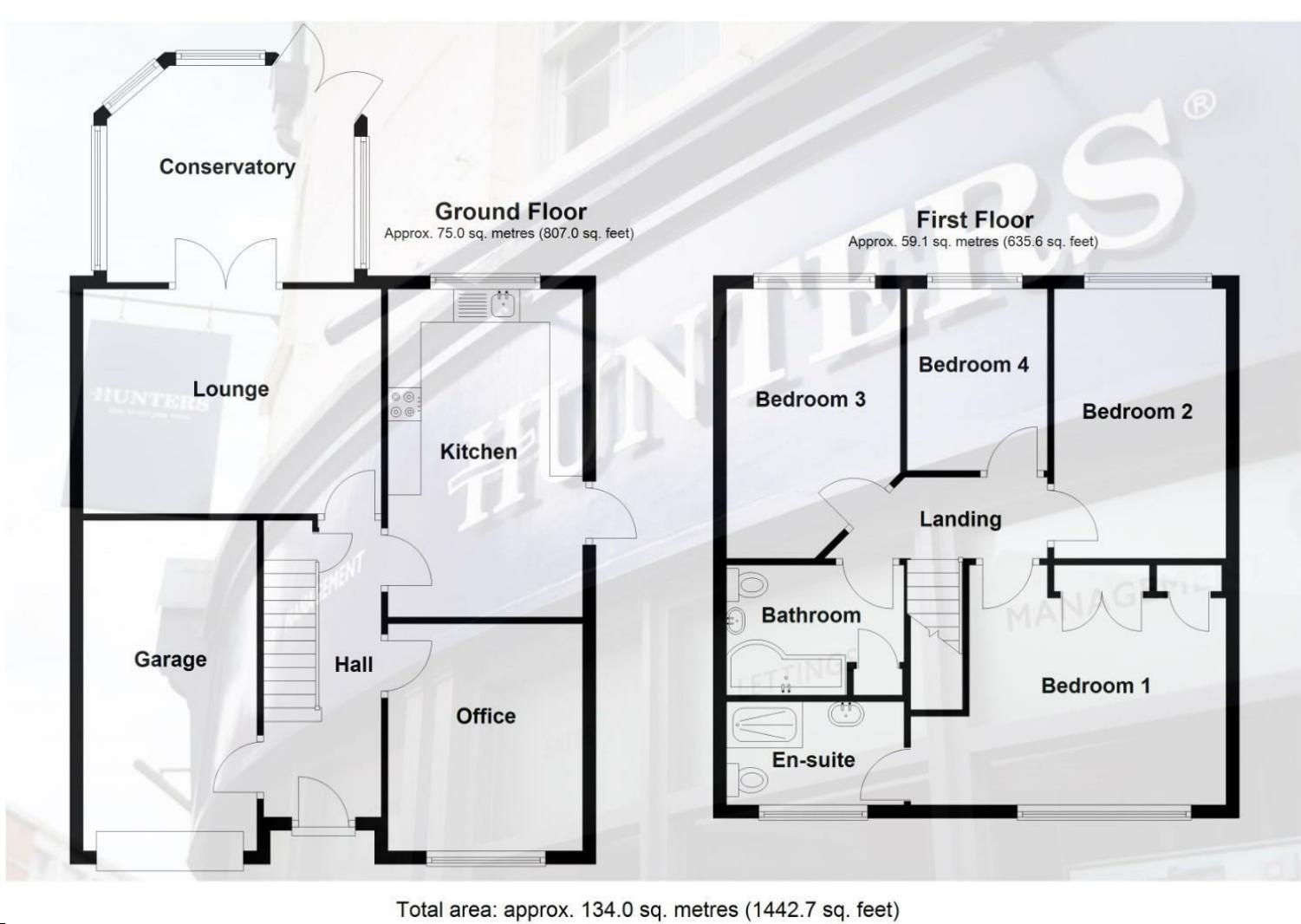
KEY FEATURES

- Modern Detached Home
- Four Bedrooms
- En-Suite Shower Room & Family Bathroom
- Stylish Kitchen
- Lounge, Office & Conservatory
- Spacious Rear Garden
- Double Driveway
- Excellent Location In Lower Darwen









Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC