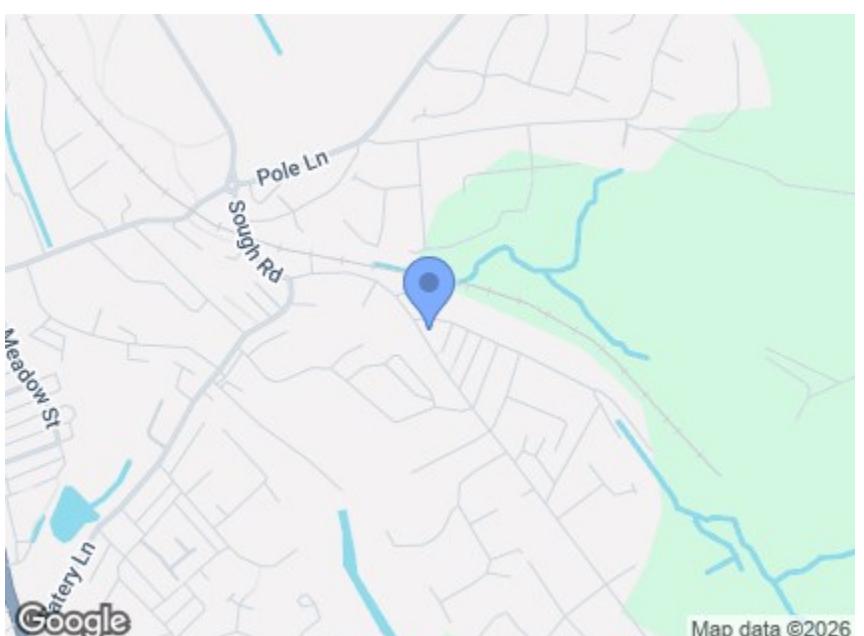
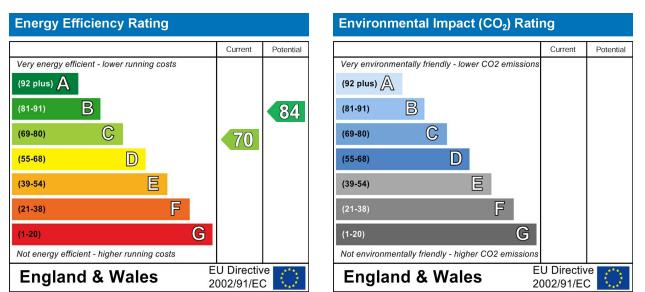


CHARLES LOUIS  
HOMES LIMITED

GROSS INTERNAL AREA  
TOTAL: 87 m<sup>2</sup>/936 sq ft  
GROUND FLOOR: 44 m<sup>2</sup>/474 sq ft, FIRST FLOOR: 43 m<sup>2</sup>/462 sq ft  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>/163 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



#### Directions



2 Cranberry Lane  
, Darwen, BB3 2HF

**£1,250 Per month**



- Well Presented Three Bedroom Detached Property
- Finished To A high Standard Throughout
- Gardens To Front & Rear
- Unfurnished & Available For Rent Immediately
- Located In A Quiet & Well Sought After Area
- Open Plan Kitchen/Dining Area & Separate Lounge
- Driveway Parking & Detached Garage
- Viewing Highly Recommended To Appreciate Location & Size

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# 2 Cranberry Lane

, Darwen, BB3 2HF

A beautifully presented and larger-than-average three bedroom detached family home for rent immediately.

This delightful property is presented in lovely condition throughout by the current owners and boasts a fresh, modern feel to every room.

The ground floor comprises a welcoming entrance hall, a spacious lounge area perfect for entertaining or relaxing, and a well-appointed fitted kitchen/diner with access to rear garden. Upstairs, the property offers three bedrooms and family bathroom. Externally, the home benefits from driveway parking and garage, an enclosed rear garden ideal for outdoor living, the family to play in and the summer BBQ.

Early viewing is highly recommended to fully appreciate the space, finish, and location this superb home offers.

## Hallway

Leading off to downstairs living accommodation and stairs to first floor

## Living Room

14'11 x 13'5 (4.55m x 4.09m)

Double glazed window to front elevation, fitted with electric log fire, centre ceiling light and access to kitchen, diner.



## Alternative View



## Open Plan Kitchen/Diner

18'4 x 9'10 (5.59m x 3.00m)

Double glazed window to rear elevation, fitted with a range of wall and base units, integrated fridge freezer, induction hob and extractor fan, built in oven and grill with space for appliances, inset spots, gas central heating radiator and rear door leading to garden.



## Bedroom One

11'9 x 10'10 (3.58m x 3.30m)

Double glazed window to front elevation, centre ceiling light, gas central heating radiator and fitted wardrobes.



## Bedroom Two

10'10 x 10'5 (3.30m x 3.18m)

Double glazed window to rear elevation, centre ceiling light and gas central heating radiator.



## Bedroom Three

7'5 x 7'3 (2.26m x 2.21m)

Double glazed window to front elevation, centre ceiling light and gas central heating radiator.

## Family Bathroom

7'3 x 5'0 (2.21m x 1.52m)

Double glazed frosted window to rear elevation, fitted with a three piece bathroom suite comprising of low level wc, hand wash basin, panelled bath and shower above, fully tiled and inset spots.



## Rear Garden

Private well proportioned garden with patio area and mainly laid to lawn.

