



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Prunella Drive, Darwen, BB3 0QB

### £179,950

#### EXCEPTIONAL SEMI DETACHED HOME

Situated in the charming area of Lower Darwen, Prunella Drive presents an excellent opportunity for first-time buyers seeking a delightful semi-detached home. This inviting property boasts three well-proportioned bedrooms, providing ample space for a growing family or those looking to establish a comfortable living environment.

Upon entering, you will find a spacious reception room that offers a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the generous kitchen, which is designed to accommodate both culinary enthusiasts and casual diners alike. Its layout allows for easy movement and functionality, making meal preparation a pleasure.

One of the standout features of this property is the lovely rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. It is an ideal setting for summer barbecues or quiet evenings under the stars.

With its convenient location in Lower Darwen, residents will benefit from easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This semi-detached house is not just a property; it is a place where memories can be made and cherished.

Please contact our Blackburn team on 01254 916276 - [Blackburn@keenans-estateagents.co.uk](mailto:Blackburn@keenans-estateagents.co.uk)



# Prunella Drive, Darwen, BB3 0QB

## £179,950

**3****1****1****D**

- Spacious Semi Detached Property
  - Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Complete Blank Canvas
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Gardens to Front and Rear
  - Council Tax Band B

### Ground Floor

#### Entrance Hall

6'5" x 3'0" (1.96 x 0.91)  
Composite front entrance door, UPVC double glazed window, central heating radiator, tiled flooring, doors to WC and reception room.

#### WC

6'5" x 2'7" (1.96 x 0.79)  
UPVC double glazed frosted window, central heating radiator, low base WC, wash basin with mixer tap, and tiled flooring.

#### Reception Room

15'8" x 14'5" (4.78 x 4.39)  
UPVC double glazed window, two central heating radiators, electric fire with feature marble effect surround, television point, smoke alarm, door to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

14'5" x 9'0" (4.39 x 2.74)  
UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces and tiled splashback, inset one and a half bowl stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, plumbing for washing machine, space for fridge freezer, tiled flooring, door to under stairs storage and UPVC French doors to the rear.

### First Floor

#### Landing

UPVC double glazed window, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

13'11" x 8'4" (4.24 x 2.54)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'1" x 8'5" (3.07 x 2.57)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

10'1" x 5'9" (3.07 x 1.75)  
UPVC double glazed window, central heating radiator, wood effect flooring and built-in storage.

#### Bathroom

6'1" x 5'9" (1.85 x 1.75)  
UPVC double glazed frosted window, central heated towel rail, low base WC, vanity top wash basin with mixer tap, whirlpool bath with overhead direct feed shower and body jet functions, tiled elevations, extractor fan and vinyl flooring.

### External

#### Rear

Laid to lawn garden with an Indian paved patio area, wooden fence enclosure and open aspect.



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