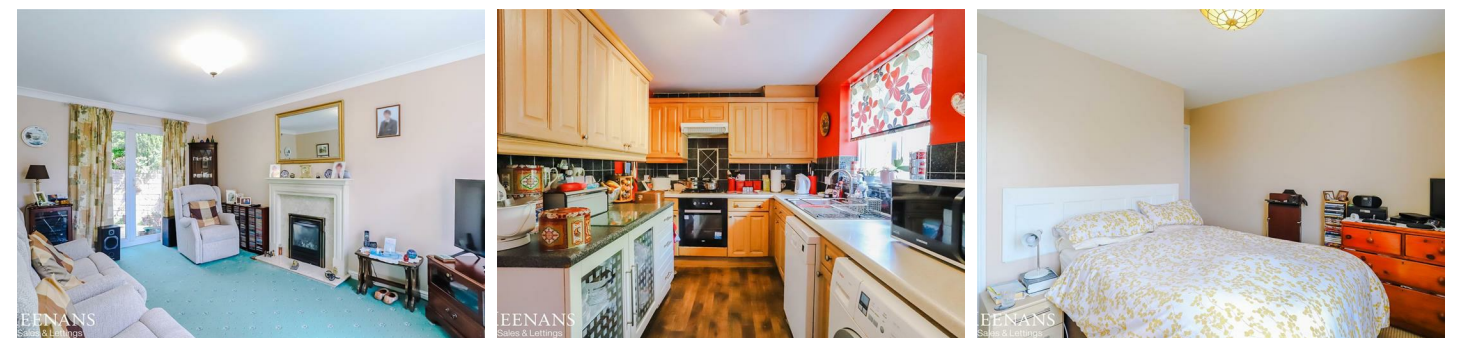
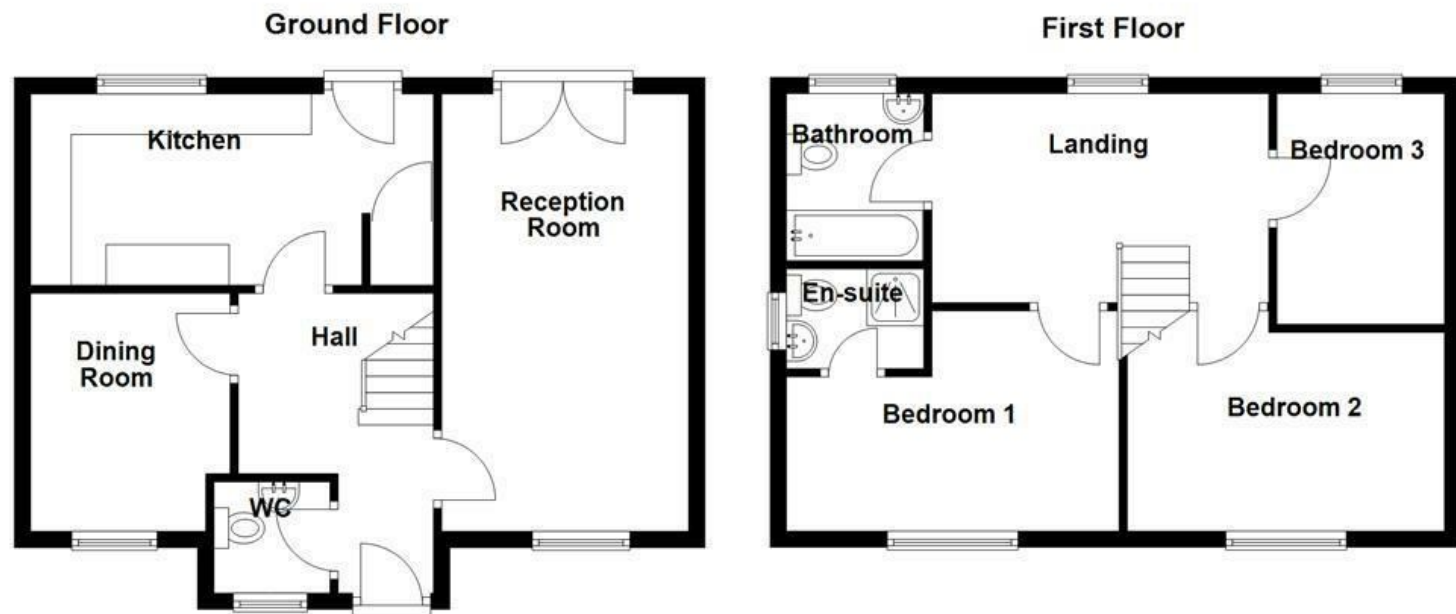




| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>73</b> | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Verbena Close, Lower Darwen, BB3 0TB

### Offers Over £239,950

CHARMING THREE BEDROOM DETACHED PROPERTY IN A SOUGHT AFTER LOCATION

Presenting Verbena Close, Lower Darwen, this delightful detached family home offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The country-style kitchen adds a touch of warmth and character, providing a lovely space for culinary creations and family gatherings. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

The exterior of the property is equally appealing, with a laid-to-lawn rear garden that offers a serene outdoor retreat for relaxation and play. The front driveway and garage provide ample parking space, ensuring that you and your family can come and go with ease.

This home is not just a place to live; it is a sanctuary where cherished memories can be made. With its desirable location in Lower Darwen, you will enjoy the benefits of a friendly community while being close to local amenities and transport links. This property truly represents an excellent opportunity for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely house your new home.

# Verbena Close, Lower Darwen, BB3 0TB

## Offers Over £239,950

 3  2  2  C

- Tenure Leasehold
  - Ample Off Road Parking
  - Ideal Family Home
  - Close Proximity To Local Amenities
- Council Tax Band C
  - Viewing Essential
  - Bursting With Potential
- EPC Rating C
  - Abundance Of Outdoor Space
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite double glazed door to hall and burglar alarm which is fully serviced.

#### Hall

13'1 x 6'3 (3.99m x 1.91m)

Central heating radiator, smoke alarm, doors to reception room, WC, dining room and kitchen, stairs to first floor and wood effect flooring.

#### WC

4'10 x 4'6 (1.47m x 1.37m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin and tiled effect flooring.

#### Reception Room

16' x 10'1 (4.88m x 3.07m)

UPVC double glazed window, two central heating radiators, coving, gas fire with decorative surround, television point and UPVC double glazed French doors to rear.

#### Dining Room

9'7 x 8'1 (2.92m x 2.46m)

UPVC double glazed window, central heating radiator and coving.

#### Kitchen

16'3 x 7'6 (4.95m x 2.29m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, integrated oven, four ring gas hob, tiled splash back, extractor hood, under stairs storage, hard wood double glazed frosted door to rear and wood effect flooring, fully serviced boiler, plumbing for washing machine & dryer and storage.

### First Floor

#### Landing

8'6 x 4'5 (2.59m x 1.35m)

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

13' x 11'2 (3.96m x 3.40m)

UPVC double glazed window, central heating radiator, door to en suite and free standing storage.

#### En Suite

6'11 x 4'2 (2.11m x 1.27m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, low flush WC, enclosed direct power shower, part tiled elevation, extractor fan and tiled effect flooring and storage.

#### Bedroom Two

11' x 9'9 (3.35m x 2.97m)

UPVC double glazed window, central heating radiator and free standing storage.

### Bedroom Three

7'4 x 7' (2.24m x 2.13m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bathroom

6'9 x 5'7 (2.06m x 1.70m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, low flush WC, panel bath with mixer tap and rinse head, part tiled elevation and lino flooring.

### External

#### Rear

Enclosed laid to lawn garden, stone chippings and partial paved.

#### Front

Partial paving, laid to lawn garden, stone chippings and driveway with access to garage with power points.



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