



Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

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Delphinium Way, Darwen, BB3 0SX

£180,000

THE PERFECT FAMILY HOME

Welcome to this outstanding semi-detached house located on Delphinium Way in the charming area of Lower Darwen, Darwen. This property has been meticulously maintained and presented to a high standard, featuring neutral decoration that creates a warm and inviting atmosphere throughout.

As you enter, you will be greeted by a spacious lounge that flows seamlessly into an open-plan kitchen diner, perfect for family gatherings and entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the enviable garden. The garden itself is a true highlight, offering a private retreat that is not overlooked, making it an ideal space for children to play or for hosting summer barbecues.

This home boasts three generously sized bedrooms, providing ample space for a growing family. The layout is both practical and appealing, ensuring that every member of the household can enjoy their own space. Furthermore, the property benefits from off-road parking, adding convenience to your daily routine.

Situated in a highly sought-after estate, this property is in a desirable location that offers a sense of community while being close to local amenities. With no onward chain, this is the perfect opportunity for you to move straight into your dream family home. Don't miss out on the chance to make this beautiful property your own.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Delphinium Way, Darwen, BB3 0SX

£180,000



- Tenure Leasehold
 - Off Road Parking
 - Three Well Proportioned Bedrooms
 - Close Proximity To Local Amenities
- Council Tax Band B
 - No Chain Delay
 - Envious Garden Space And Not Being Overlooked
- EPC Rating TBC
 - Ideal Family Home With Viewing Essential
 - Easy Access To Major Network Links

Ground Floor

Entrance Hall
6'7 x 3'2 (2.01m x 0.97m)

WC
6'7 x 2'9 (2.01m x 0.84m)

Reception Room
15'8 x 14'6 (4.78m x 4.42m)

Kitchen/Dining Area
14'6 x 8'3 (4.42m x 2.51m)

Conservatory
9'6 x 7' (2.90m x 2.13m)

First Floor

Landing
8' x 5'11 (2.44m x 1.80m)

Bedroom One
13'3 x 8'5 (4.04m x 2.57m)

Bedroom Two
10'5 x 8'5 (3.18m x 2.57m)

Bedroom Three
10'1 x 5'7 (3.07m x 1.70m)

Bathroom
6'1 x 5'7 (1.85m x 1.70m)

External

Rear
Enclosed garden and not being overlooked.



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