



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	

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.

## 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
- Enviably 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.



Tel: 01254916276

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)