



## 18 Aster Chase, Lower Darwen, Darwen

£210,000

A very attractive and extended, modern semi-detached house in this much sought after residential locality on this popular and convenient development off Regents Park, close to both Junctions 4 and 5 of the M65, Royal Blackburn Hospital and Shadsworth Business Park. The family sized accommodation has the benefit of three bedrooms, a modern family bathroom with shower, a lounge with feature media wall, impressive, fitted kitchen with breakfast bar and folding oak doors to a stylish dining/family room, separate two-piece cloakroom/WC. Gas central heating and PVC double glazed windows are installed along with oak interior doors, neutral décor and complimenting flooring. Externally, there is a small garden area to the front, gated access from the side to a good size, low maintenance rear garden including a patio area. Viewing is strongly recommended.



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### TENURE

To be advised

### ACCOMMODATION

### ENTRANCE PORCH

Composite front door with double-glazed unit, radiator, laminate flooring

### CLOAK ROOM/WC

PVC double-glazed window, low level WC, pedestal wash hand basin, radiator, laminate flooring

### LOUNGE

15' 7" x 14' 7" (4.75m x 4.44m) Measurements into recess. Two PVC double-glazed windows, two radiators, media wall including inset modern electric fire, spotlighting

### FITTED BREAKFAST KITCHEN

14' 6" x 8' 3" (4.42m x 2.51m) Fitted grey high gloss wall and floor units including drawers, granite effect worktops, stainless steel single drainer sink unit with mixer tap, stainless steel five ring gas hob, stainless steel splash-back, stainless steel and black extractor hood, integrated microwave, built in oven, integrated fridge-freezer, breakfast bar with storage below, plumbed for automatic washing machine, PVC double-glazed window, folding oak doors through to;

### DINING/FAMILY ROOM

18' 6" x 10' 3" (5.64m x 3.12m) Two PVC double-glazed windows, recess providing ideal storage area (8'5 x 4'2), vertical modern radiator, laminate flooring, PVC double-glazed exterior double doors



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band  
Blackburn with Darwen Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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### FIRST FLOOR

Landing, spindled balustrade

### BEDROOM 1

14' 11" x 8' 4" (4.55m x 2.54m) PVC double-glazed window, radiator, fitted floor to ceiling wardrobes



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### BEDROOM 2

10' 1" x 8' 4" (3.07m x 2.54m) PVC double-glazed window, radiator, loft access via drop-down ladder (part boarded and light)

### BEDROOM 3

7' 3" x 8' 8" (2.21m x 2.64m) (7'3 min to 10'4 max). PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

### FAMILY BATHROOM

Panelled bath with mixer tap, shower and screen over, wash hand basin, low level WC, heated towel rail, part tiled elevations, spotlighting, extractor fan, PVC double-glazed window

### OUTSIDE

Small garden area to the front with off road parking. There is gated access from the side to a paved pathway (ideal bin store area) to an easy to maintain rear garden and shed

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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