



61 Aintree Drive, Lower Darwen, Darwen

£230,000

A recently refurbished, modern detached house, enjoying a quiet and private corner position in this popular and convenient residential area close to the centre of Lower Darwen and within easy reach of Junctions 4 & 5 of the M65. The accommodation is well presented throughout and has a through lounge, fully fitted kitchen, 3 bedrooms (one with an en-suite shower room) and a three-piece family bathroom. Gas central heating and PVC double glazing are both installed and the property has been decorated throughout. Externally, there are garden areas to the front and rear, a driveway to the front and a garage with internal access. Viewing is highly recommended!

TENURE

We are advised that the property is Freehold but any prospective purchaser should seek clarification from their solicitor.



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ACCOMMODATION

ENTRANCE HALL

Door to garage

THROUGH LOUNGE WITH DINING AREA

23' 2" x 10' 10" (7.06m x 3.3m) Living flame gas fire in fire surround, PVC double glazed window, French doors, 2 radiators

FULLY FITTED KITCHEN

11' 2" x 9' 8" (3.4m x 2.95m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, PVC double glazed window and door, radiator, cupboard under stairs

STAIRS TO FIRST FLOOR LANDING

Radiator, PVC double glazed window, airing cupboard

THREE-PIECE BATHROOM

Panelled bath with shower attachment, wash basin, WC, radiator, PVC double glazed window

BEDROOM ONE

11' 4" x 10' 4" (3.45m x 3.15m) Radiator, fitted mirrored wardrobes, PVC double glazed window

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, radiator

BEDROOM TWO

9' 5" x 8' 6" (2.87m x 2.59m) Radiator, PVC double glazed window

BEDROOM THREE

9' 9" x 9' 8" (2.97m x 2.95m) Radiator, PVC double glazed window

OUTSIDE

Corner plot, front and rear gardens, driveway to garage, garage with internal access

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.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band C
Blackburn with Darwen Borough Council
68

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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Proctors Darwen

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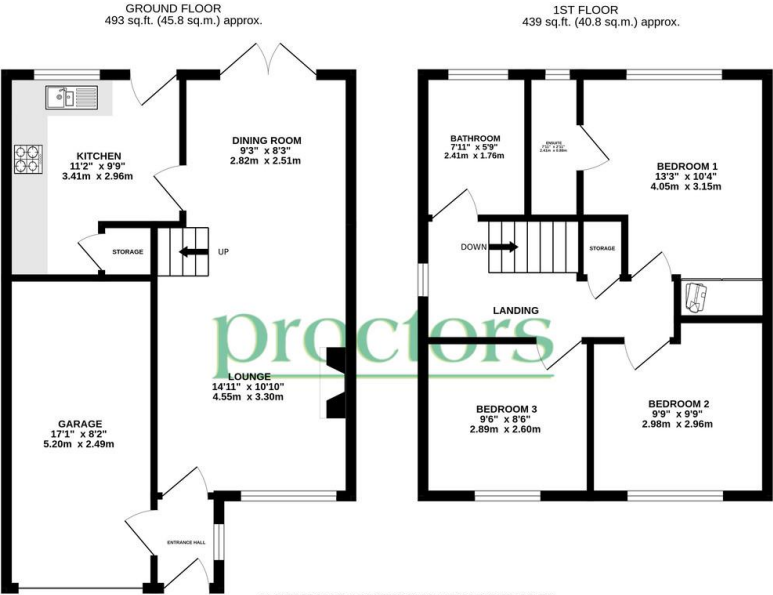
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proctors

61 AINTREE DRIVE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 933 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		