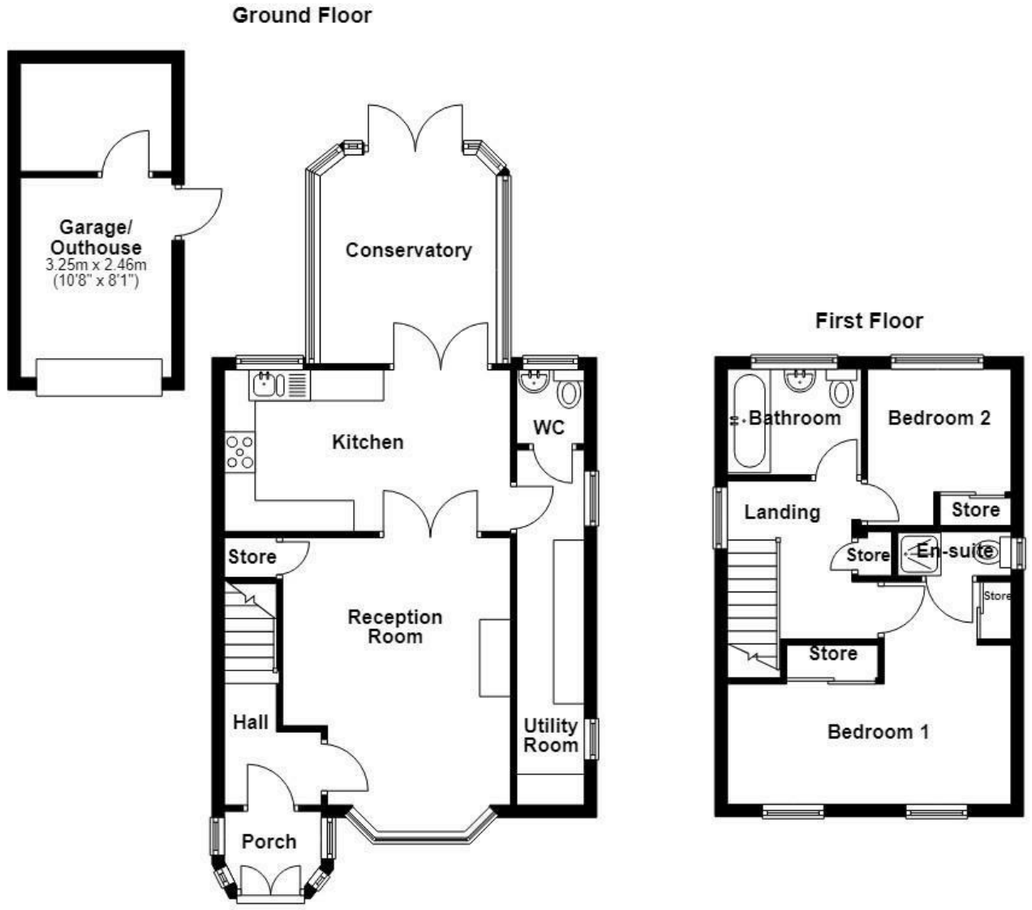
Keenans











Aintree Drive, Darwen, BB3 0QW

£235,000

A FANTASTIC FAMILY HOME - AVAILABLE FULLY FURNISHED

Welcome to this charming two-bedroom detached house located on Aintree Drive in the sought-after area of Lower Darwen. This delightful family home offers a perfect blend of modern living and comfort, making it an ideal choice for those seeking a peaceful yet convenient lifestyle.

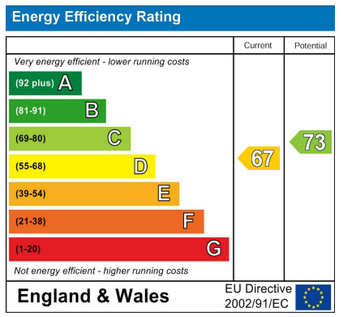
As you enter the property, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The modern kitchen is well-equipped and flows seamlessly into a separate utility area, ensuring practicality for everyday living. A convenient downstairs WC adds to the functionality of the ground floor.

One of the standout features of this home is the bright conservatory, which overlooks the lovely garden. This space is perfect for enjoying the natural light and can be used as a tranquil retreat or a vibrant area for family gatherings. The garden itself is a delightful outdoor space, ideal for children to play or for hosting summer barbecues.

Upstairs, you will find two generously sized double bedrooms, both offering ample storage and comfort. The luxurious three-piece bathroom features a stunning free-standing bath and a wetroom, providing a perfect spot to unwind after a long day.

The property also benefits from a garage located to the rear, along with a driveway that allows for off-road parking, adding to the convenience of this lovely home. The property also has access to a garage. Situated in a desirable location, this property is close to local amenities and transport links, making it an excellent choice for families and professionals alike.

In summary, this two-bedroom detached house on Aintree Drive is a wonderful opportunity to acquire a charming family home in a fantastic area. Don't miss your chance to make this delightful property your own.



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

7 Blackburn Road, BB5 1HD
Tel: 01254916276 | Email: blackburn@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Aintree Drive, Darwen, BB3 0QW

£235,000

2 1 2 D

- Two Bedroom Detached Family Home
- Bright Conservatory Overlooking The Garden
- Off Road Parking
- Tenure - Freehold
- Spacious Reception Room
- Luxury Bathroom With Freestanding Bath
- EPC Rating - D
- Modern Kitchen With Separate Utility Room
- Popular Lower Darwen Location
- Council Tax Band - C

Ground Floor

Entrance
UPVC French doors to porch.

Porch
5'2 x 3'10 (1.57m x 1.17m)

Four UPVC double glazed windows, PVC ceiling panelling, PVC elevations, tiled flooring, composite frosted door to hall.

Hall
6'10 x 2'9 (2.08m x 0.84m)

Coving, smoke alarm, central heating radiator, wood effect laminate flooring, door to reception room, stairs to first floor.

Reception Room
14'3 x 12'2 (4.34m x 3.71m)

UPVC double glazed bay window, central heating radiator, gas fire, coving, understairs storage, wood effect laminate flooring, double doors to kitchen.

Kitchen
15'2 x 8'2 (4.62m x 2.49m)

UPVC double glazed window, central heating radiators, gloss wall and base units, granite effect surfaces, stainless steel one and a half sink and drainer with mixer tap, five ring gas burner hob, extractor hood, double oven, microwave, tiled splashbacks, tiled effect lino flooring, UPVC French doors to conservatory, door to utility room.

Utility Room
18'11 x 3'7 (5.77m x 1.09m)

Two UPVC frosted windows, wood panelled wall and base units with laminate surfaces, space for fridge freezer, plumbing for washing machine, coving, tiled splashbacks, electric wall heater, loft access, lino flooring, door to WC.

WC
4 x 3'6 (1.22m x 1.07m)

UPVC frosted window, chrome heated towel rail, two piece suite comprising of a dual flush WC and a pedestal wash basin with traditional taps, coving, extractor fan, partial tiled elevations, lino flooring.

Conservatory
11'1 x 9'5 (3.38m x 2.87m)

Surrounding UPVC double glazed windows, poly carbonate roof, ceiling fan, feature wall lights, UPVC French doors to rear.

First Floor

Landing
8'7 x 6'5 (2.62m x 1.96m)

UPVC double glazed window, loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
15'2 x 11'10 (4.62m x 3.61m)

Two UPVC double glazed windows, central heating radiator, ceiling fan, fitted wardrobes, door to en suite.

En Suite
6'10 x 2'4 (2.08m x 0.71m)

UPVC frosted window, dual flush WC with wash basin and mixer tap and a walk in direct feed rainfall shower and additional rinse head, tiled elevations and tiled flooring.

Bedroom Two
8'11 x 8'7 (2.72m x 2.62m)

UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobes.

Bathroom
6 x 5'7 (1.83m x 1.70m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, free standing bath with mixer tap and additional rinse head, spotlights, tiled elevations and tiled flooring.

External

Front
Block paving, driveway, mature shrubbery, stone chippings, bedding areas.

Rear
Enclosed laid to lawn garden, stone flagged areas, stone chippings and bedding areas.

Garage
16'9 x 8'1 (5.11m x 2.46m)

UPVC double glazed window, coving, spotlights, loft access, dado rail, power, UPVC double glazed sliding door to front, UPVC double glazed door to side.



