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LEEWARD CLOSE, LOWER DARWEN

£275,000



Tucked away in a quiet cul-de-sac on Leeward Close in Lower Darwen, this beautifully presented link-detached home offers stylish, flexible living in a highly convenient location. With thoughtful upgrades throughout, the property is ideal for couples, young families, or professionals seeking a move-in-ready home with excellent transport links — just moments from the M65 motorway.

Inside, the ground floor is designed with modern living in mind, featuring an open-plan lounge flowing seamlessly into a sleek, contemporary kitchen. A bright and airy snug extension to the rear adds valuable extra space, perfect for relaxing, entertaining, or enjoying quiet evenings at home. Also on the ground floor is a versatile third bedroom, currently used as a home office, offering the ideal work-from-home setup or optional guest accommodation with a ground floor WC as well as a utility room. Upstairs, the property boasts two bedrooms both with high quality fitted wardrobes along with a modern three piece shower room. The master bedroom has a walk in wardrobe area with mirrored fronts.

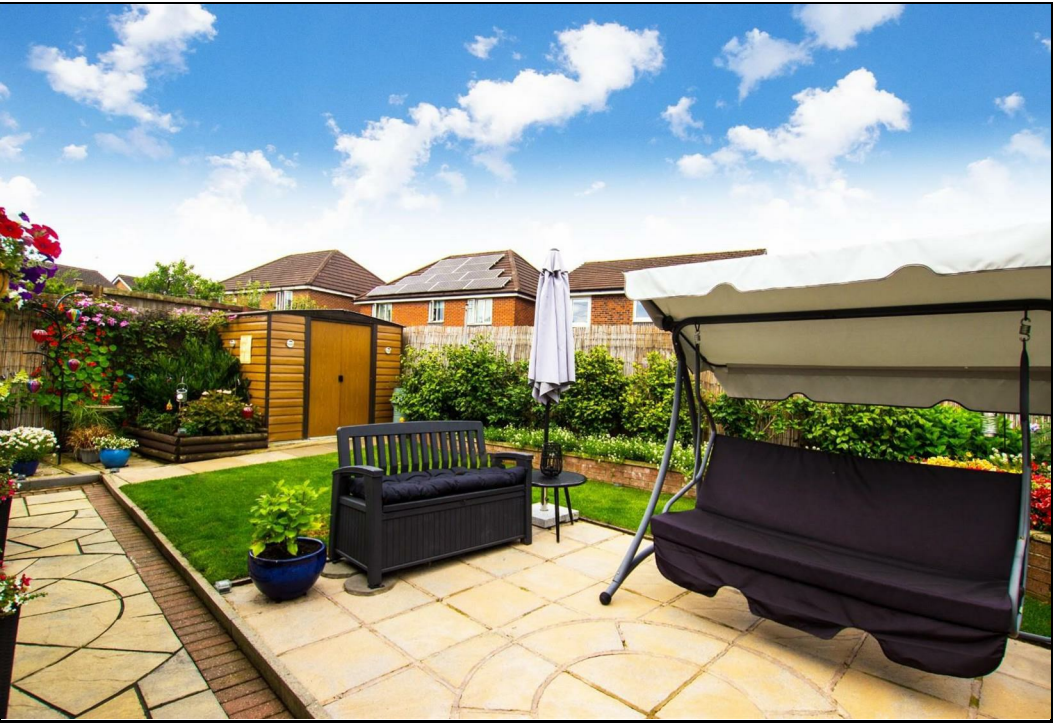
Externally, the home sits on a generous plot with a beautifully landscaped rear garden, full of established flower beds, offering a peaceful and colourful retreat. The double driveway to the front provides ample parking for multiple vehicles.

OUR THOUGHTS - *'This is a superb opportunity to acquire a spacious and well-maintained home in a sought-after area, offering both comfort and convenience in equal measure'*

KEY FEATURES

- Link Detached
- Three Bedrooms
- Open Plan Lounge & Modern Kitchen
- Snug Extension
- Ground Floor WC & Utility Rooms
- Landscaped Gardens With Colourful Flower Beds
- Double Driveway
- Lower Darwen Location
- Cul-De-Sac Setting

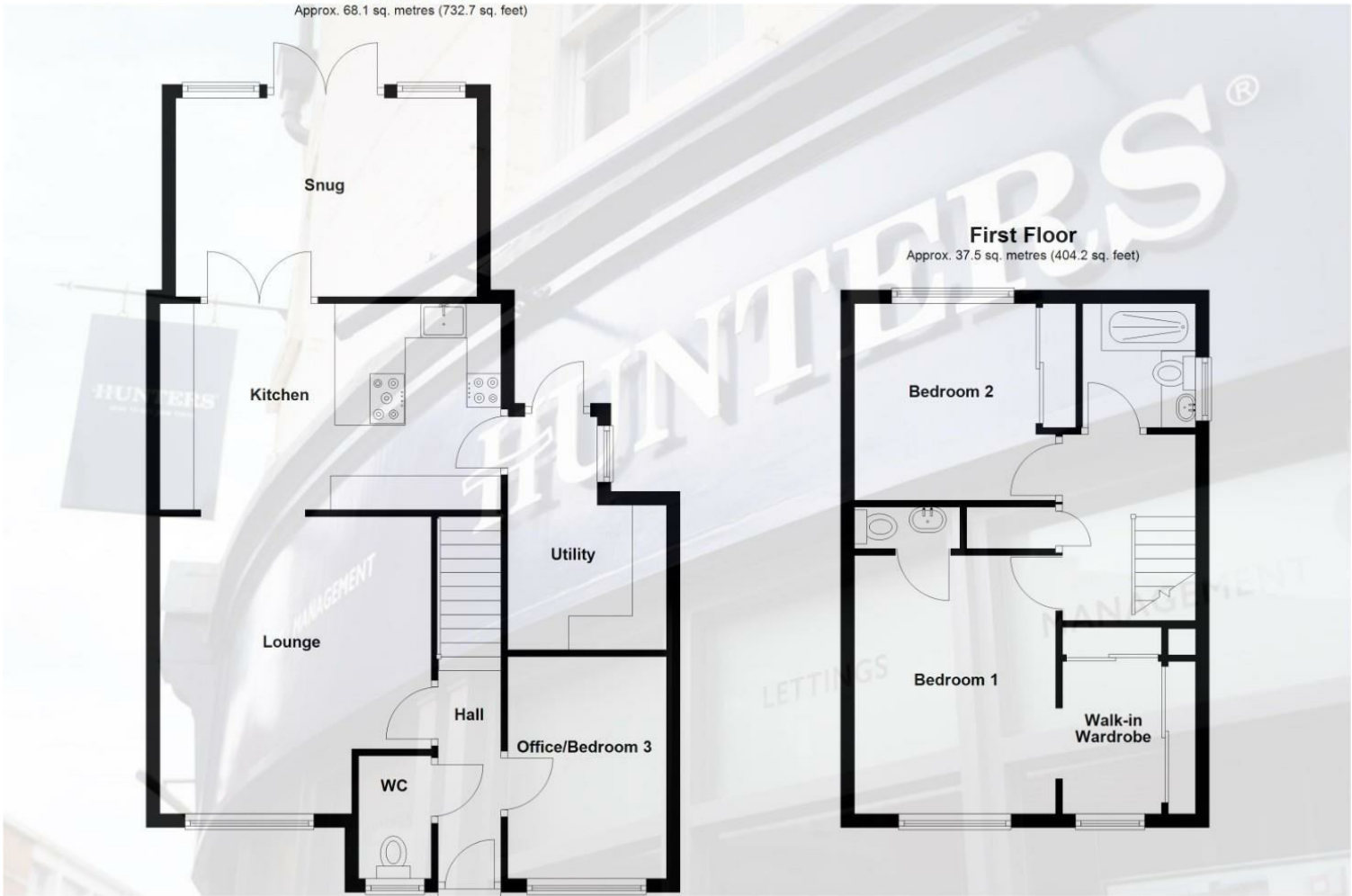






Ground Floor

Approx. 68.1 sq. metres (732.7 sq. feet)

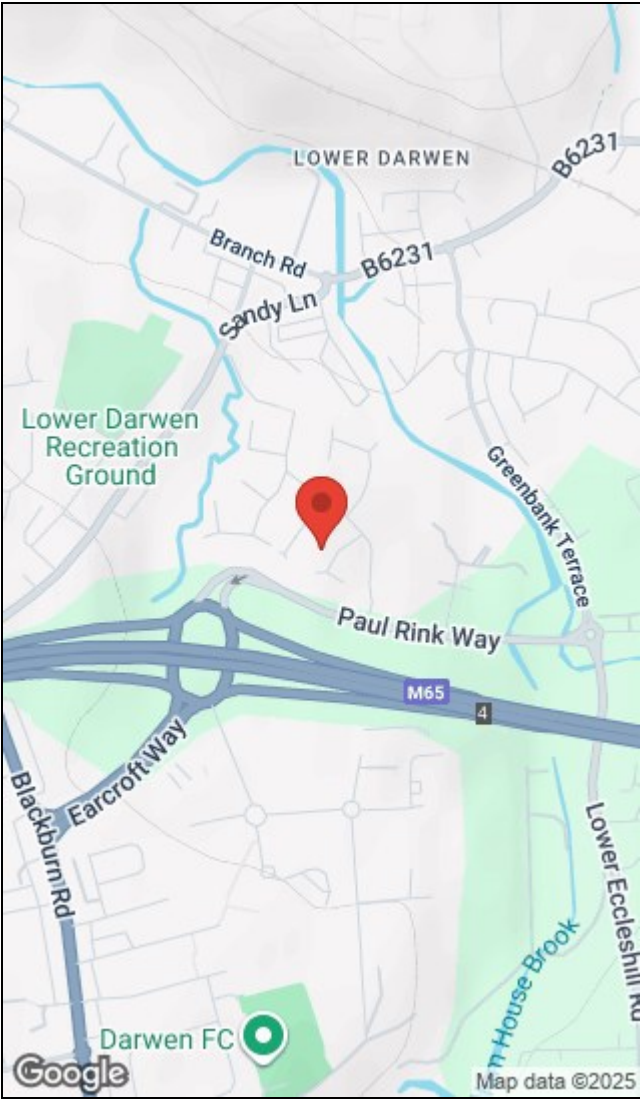


First Floor

Approx. 37.5 sq. metres (404.2 sq. feet)



Total area: approx. 105.6 sq. metres (1136.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
64			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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