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# 'INGLESIDE HOUSE' ST ALBANS ROAD

£295,000



Introducing ***Ingleside House***, a stunning brand-new build semi-detached home on the ever-popular St Albans Road in Darwen. Offered with no onward chain, this home has been designed and finished to the highest specification throughout, combining modern style with everyday practicality.

Boasting an outstanding **EPC Rating A (99/99)** thanks to its eco-friendly solar panels, the property offers exceptional energy efficiency and future-proof living.

The ground floor comprises a welcoming vestibule leading into a bright lounge with a stylish media wall and bay window, while to the rear lies a spacious dining kitchen complete with a central island, luxury fitted appliances and access to the garden through bi-folding doors. A separate utility room, ground floor WC and integral garage further enhance the practicality of the layout. Upstairs, the property features a bright landing giving access to three generously sized bedrooms, a luxury family bathroom, and a master suite with its own private en-suite bathroom. Externally there is a great sized rear garden with a mixture of lawn and flagged patio which is fenced off completely for privacy. To the front there is adequate parking for multiple vehicles on a shared driveway which has its own private entrance exclusive to the 2 properties.

The property is situated in the sought after Lynwood area and occupies a good position with pleasant outlook to the front. Conveniently located for access to nearby amenities including a variety of shops, the nearby picturesque woods and the highly regarded Avondale Primary School.

**OUR THOUGHTS** - *'This is a rare opportunity to purchase a contemporary new-build home in a sought-after area of Darwen. Ingleside House offers spacious living, cutting-edge efficiency and a premium specification, making it the perfect choice for modern family life'*

## KEY FEATURES

- Brand New Semi Detached
- Three Excellent Sized Bedrooms
- Family Bathroom & En-Suite Bathroom
  - Kitchen With Island & Bi-Folds
- Utility Room & Ground Floor Toilet
  - Lounge With Media Wall
  - High Spec Fixtures & Fittings
- Very Impressive Finish Throughout
  - No Chain
  - EPC Rating A

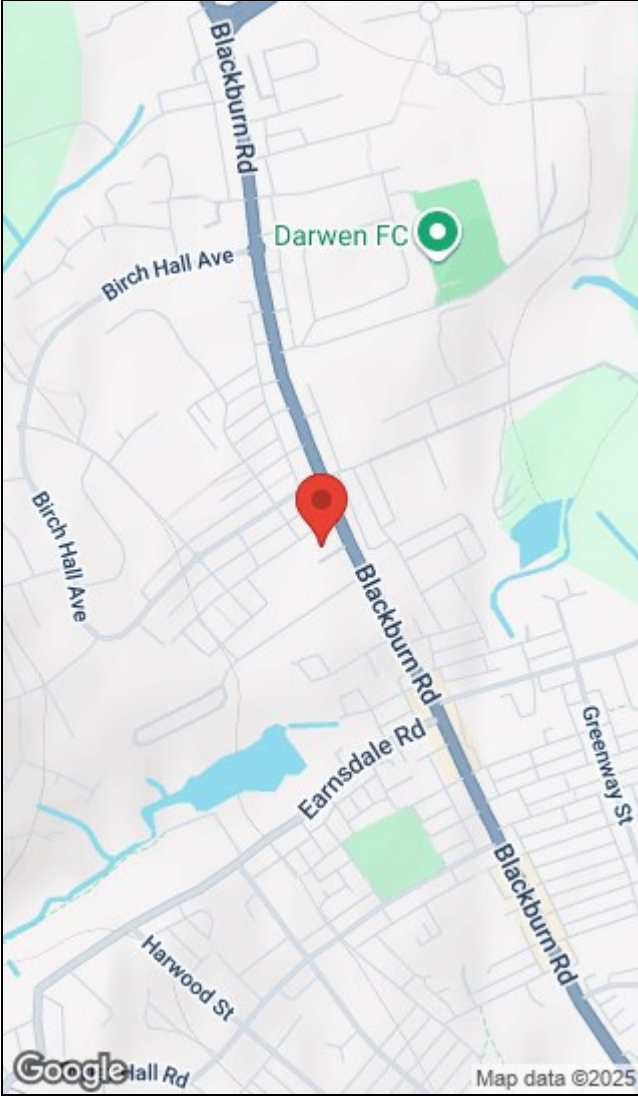
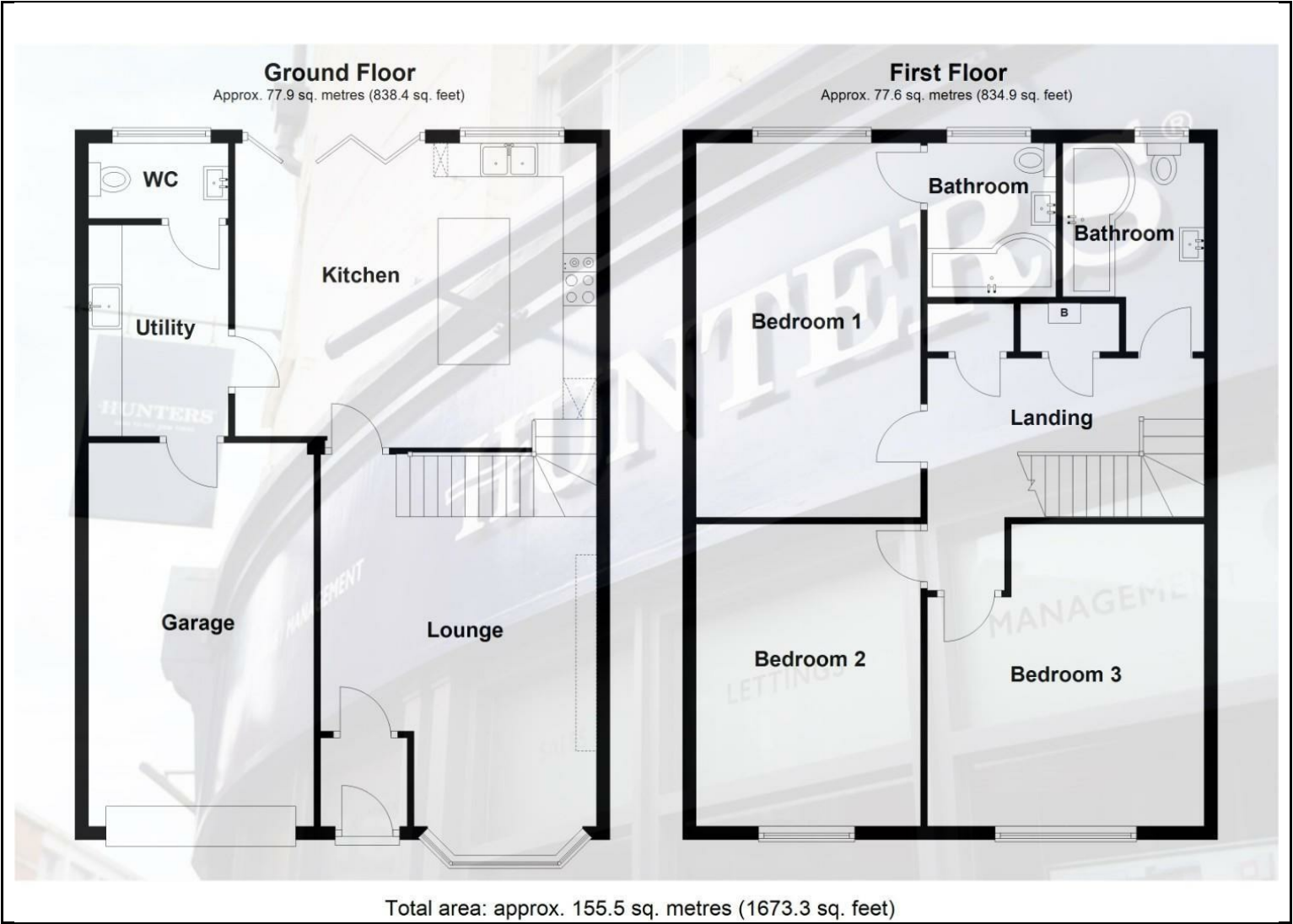












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		99	99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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