



HUNTERS[®]
HERE TO GET *you* THERE

4 3 1 C

Beaumont Way, Darwen

£275,000



Situated on the popular cul-de-sac off Beaumont Way in Darwen, this modern four-bedroom town house offers spacious and versatile accommodation set across three floors. Located in a quiet residential cul-de-sac, it's ideal for families or professionals seeking a well-connected yet peaceful setting.

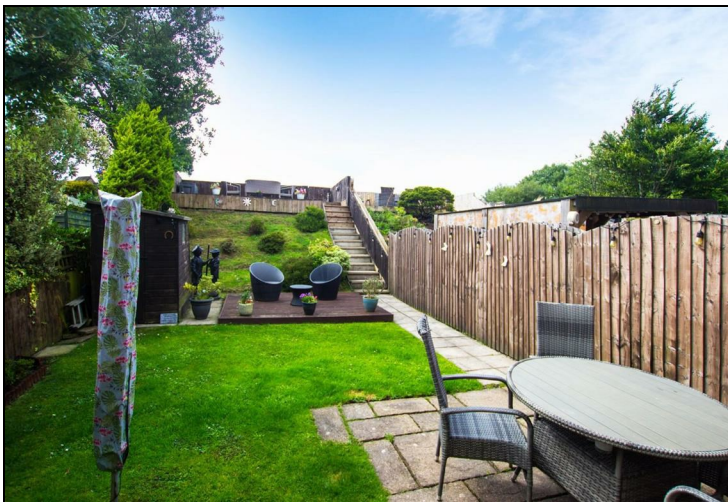
The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, an open-plan dining kitchen with ample space for entertaining, and access to an integral garage. On the first floor, you'll find a bright and airy lounge, a contemporary family bathroom, and two well-proportioned bedrooms. The top floor hosts a further two bedrooms, including the main bedroom which benefits from an en-suite shower room.

Externally, the property features a driveway to the front, providing off-road parking, while to the rear is a generous two-tiered garden complete with a lawn and a raised decked patio area—perfect for outdoor relaxation or entertaining guests.

OUR THOUGHTS - *'This is a superb opportunity to purchase a modern and well-maintained home in a sought-after area of Darwen, close to local schools, transport links, and amenities'*

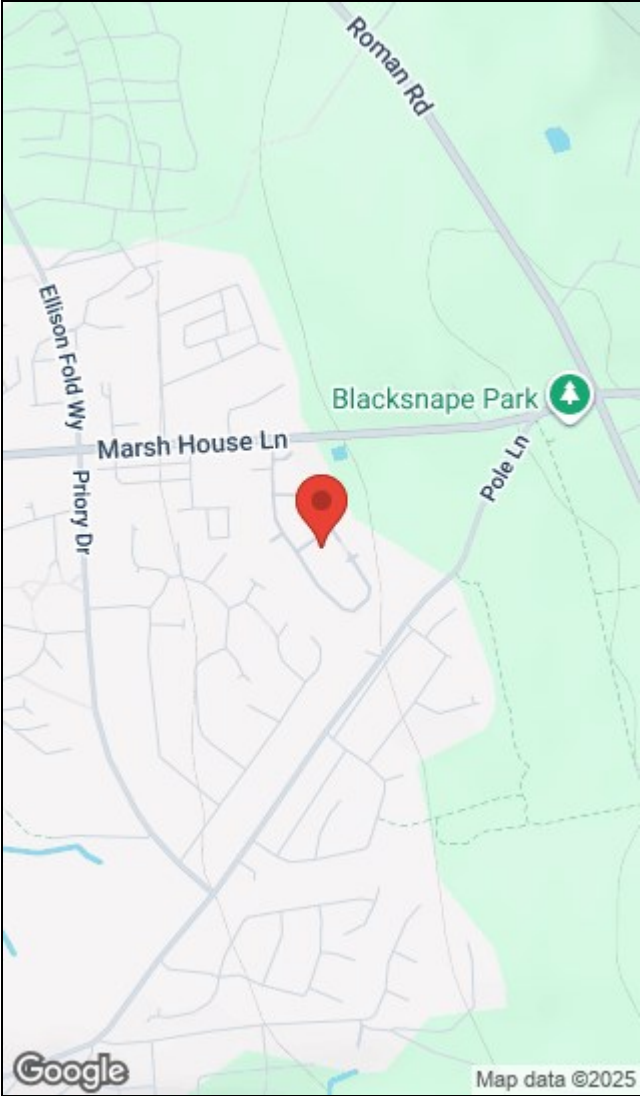
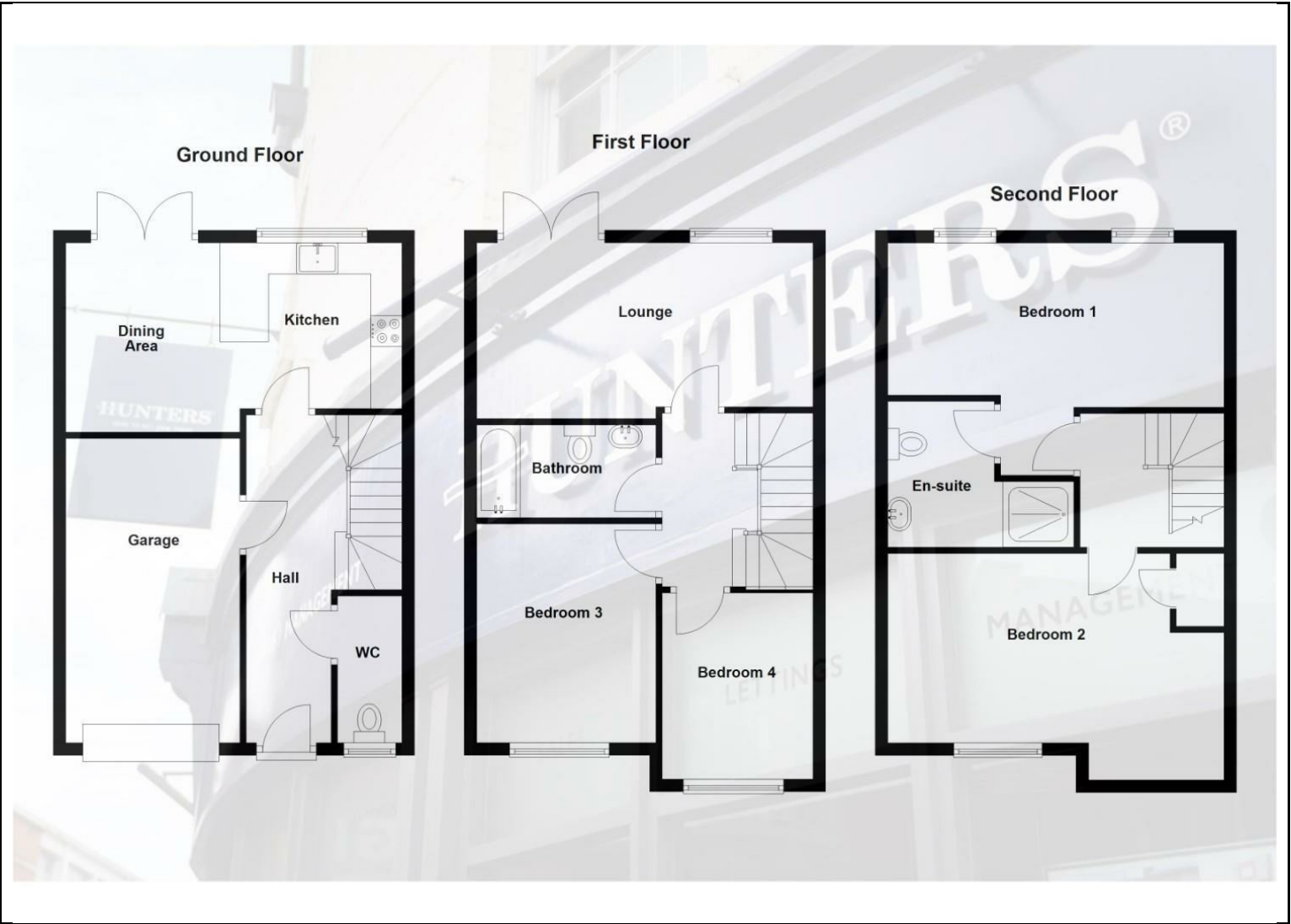
KEY FEATURES

- Modern Town House
- Four Bedrooms
- Built Over Three Floors
- Bathroom & En-Suite
- Excellent Rear Garden
- Attractive Dining Kitchen
- Driveway & Integral Garage
- Popular Cul-De-Sac









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			(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		
		85			
		72			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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