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3



PRIORY GRANGE, DARWEN

£185,000



We are delighted to welcome this 3 bedroom semi detached home in the popular Priory area of Darwen. With modern kitchen & bathrooms along with a landscaped garden this makes a brilliant home suited to young families/first time buyers.

The property comprises; entrance hallway with storage, open plan lounge through to dining area and a stylish fitted kitchen. The kitchen units are a gloss grey complemented with copper handles & splash back tiles. To the first floor there are three good size bedrooms and an impressive three piece bathroom. To the rear of the property there is a split level landscaped garden with a mixture of artificial turf and grey Indian flagstone. To the front there is a neat garden areas alongside a private driveway.

Priory Grange is located in Priory and is positioned in the corner of a cul-de-sac, ideal for those wanting more privacy. Although quiet and tucked away there is still easy access into Darwen town centre and there is a bus route close by.

OUR THOUGHTS - *'We feel first time buyers would love this or anyone potentially downsizing, its low maintenance and has a very stylish finish with fresh kitchen & bathrooms. Combine that with views, parking and landscaped garden space and this offers great value for money'*

KEY FEATURES

- Modern Semi Detached
- Three Bedrooms
- Stylish Kitchen
- Attractive Three Piece Bathroom
- Landscaped Rear Garden
- Single Driveway
- Excellent Location in Priory
- Views Looking Towards Darwen Tower

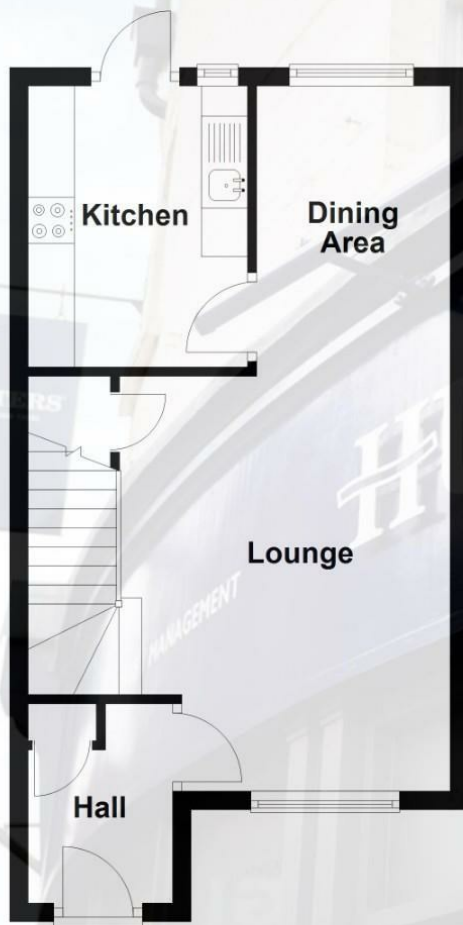






Ground Floor

Approx. 36.9 sq. metres (397.6 sq. feet)

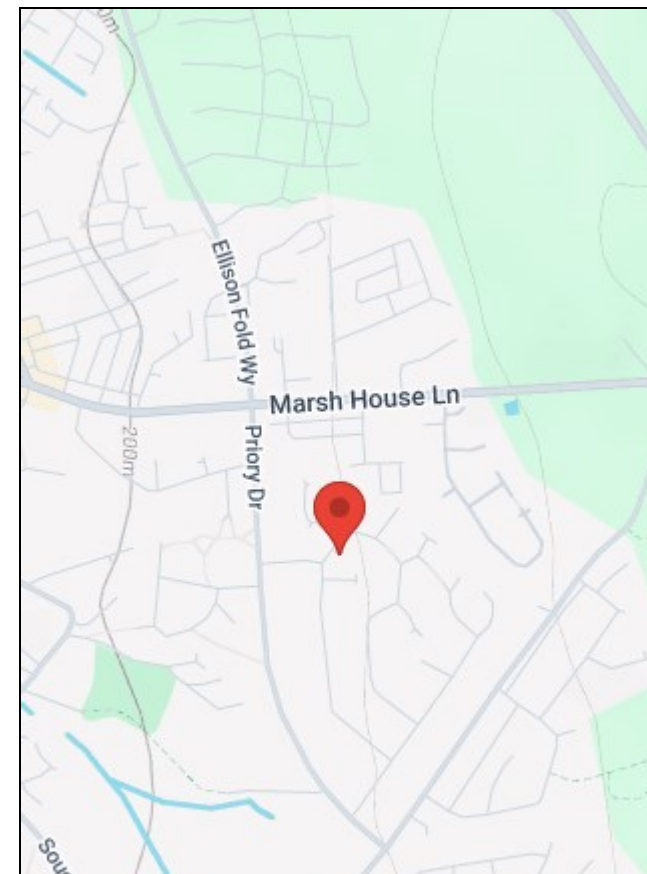


First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 73.5 sq. metres (790.7 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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