



## Hillside Gardens, Darwen

- Impressive Detached Home
- Dining Kitchen & Utility Room With Separate WC
- Balcony With Incredible Views
- Driveway & Double Garage
- Corner Position

- Four Double Bedrooms With En-Suite & Bathroom
- Three Lounge Rooms
- 'Upside down' Layout
- 2791 SQ FT
- Scope To Modernise

**£350,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Hillside Gardens, Darwen

## DESCRIPTION

**THE VIEW!** This fantastic sized detached home has a quirky upside down layout which we feel works impeccably. At around 2791 sq ft this is a real handful.

The property sits in a commanding position on the estate, but don't be fooled by your first glance at the front, as the house is built downwards into a hill giving real deceptive size. Built over an estimated 2791 sq ft the property comprises, entrance hall, dining kitchen, utility room, dining room, generous sized lounge, 2nd lounge, WC and integral access to a double garage. Both the main lounge and the dining rooms have patio doors giving direct access to a balcony which provides the best view in Darwen. From the hall there is a stairway leading down to the bedroom areas. There is a wide hall giving access to a conservatory, four double bedrooms, a master en-suite shower room and a four piece bathroom suite. The property is perfectly liveable and has some modern features, but we feel the property provides huge potential for buyers wanting to design and create their dream space.

Outside there is some great garden space for you to get stuck into. To the rear there is a three tiered garden with a mixture of shrubs and patio. To the front there is a private driveway alongside a lawn plot and a small seating area.

Hillside Gardens offers great access to local schools and nurseries along with easy access into Darwen centre. There are plenty of fantastic walking routes close by as well as day to day amenities for everyday life.

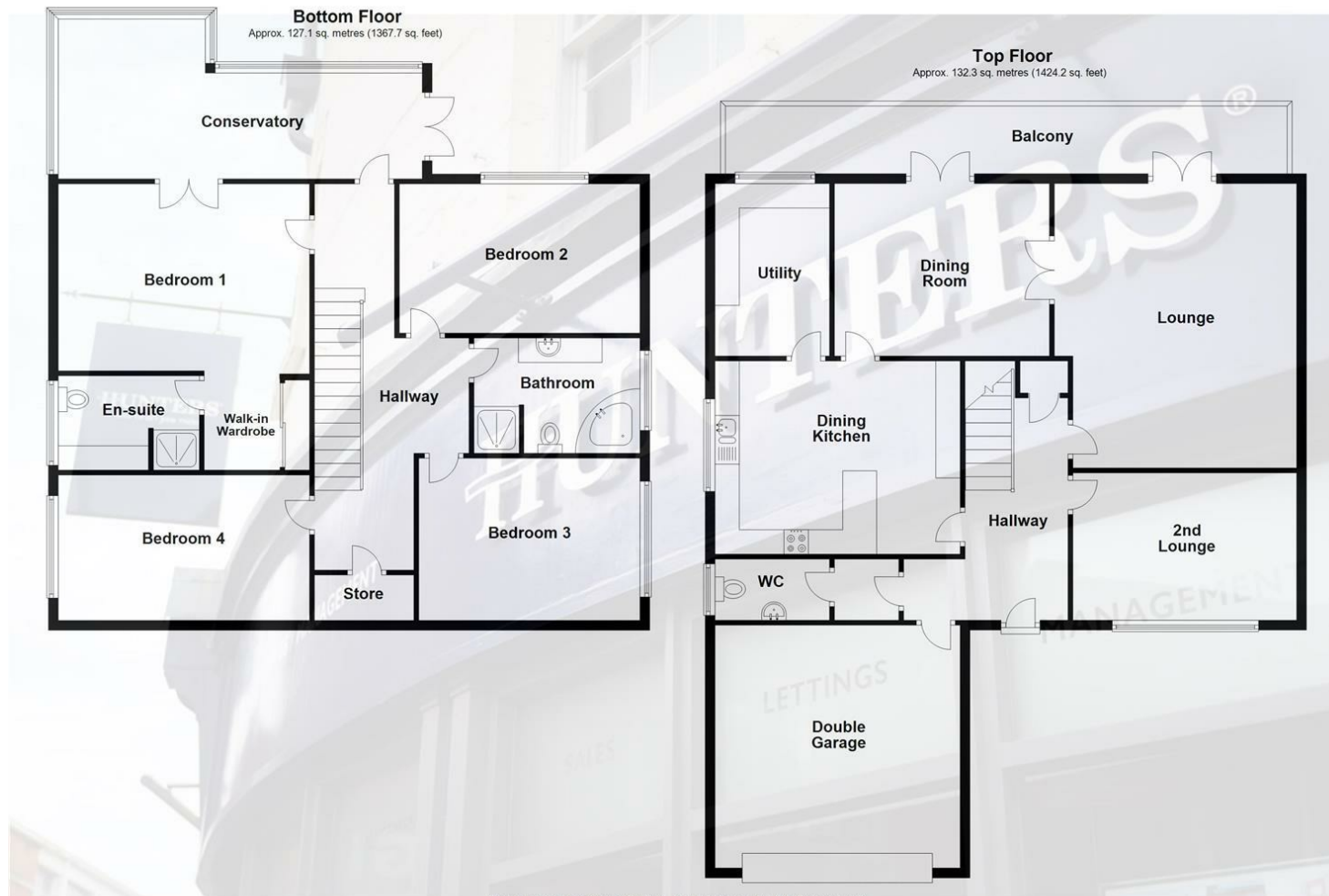
**OUR THOUGHTS** - 'Do not let the front fool you, this is a beast of a house!'











## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

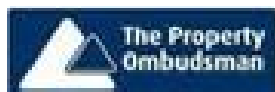
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

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