

HUNTERS[®]

HERE TO GET *you* THERE



Westall Gardens

Darwen, BB3 3FN

£995 Per Calendar Month



Situated on a modern development this three bedroom detached property offers beautiful living accommodation for any lucky takers. Suitable to many applicants, young families especially, with a tasteful stylish décor throughout.

The property comprises; entrance hallway, spacious lounge, dining room, kitchen & ground floor WC. To the first floor there are three bedrooms, one master en-suite and a three piece bathroom suite. Each room is finished off to a high modern standard, combining neutral cream colours with modern fittings to create a picturesque loving home. Upvc double glazing is installed as well as gas central heating with an energy efficient combi boiler.

To the rear there is a lawn garden fenced off for extra privacy. To the front there is a small lawn area with a footpath leading to the front door. The house overlooks a neat grass patch also to the front, a picturesque view adding extra curb appeal.



ENTRANCE HALLWAY

LOUNGE 16'8" x 9'3" (5.08 x 2.82)

Upvc patio doors, Upvc double glazed window, gas central heated radiator.

DINING ROOM 9'6" x 7'8" (2.90 x 2.34)

Upvc double glazed window, gas central heated radiator.

KITCHEN 9'6" x 8'7" (2.90 x 2.62)

Range of wall & floor units, plumbed access for washer, integrated oven & hob, gas central heated radiator, Upvc double glazed window, Upvc rear door, one and a half stainless steel sink.

GROUND FLOOR WC 5'9" x 3'2" (1.75 x 0.97)

Upvc double glazed window, WC, pedestal hand wash basin.

BEDROOM ONE 10'3" x 9'5" (3.12 x 2.87)

Upvc double glazed window, gas central heated radiator.

EN-SUITE 6'2" x 4'9" (1.88 x 1.45)

Single shower, WC, pedestal hand wash basin, Upvc double glazed window, gas central heated radiator.

BEDROOM TWO 12'8" x 10'6" (3.86 x 3.20)

Upvc double glazed window, gas central heated radiator.

BEDROOM THREE 8'3" x 7'4" (2.51 x 2.24)

Upvc double glazed window, gas central heated radiator.

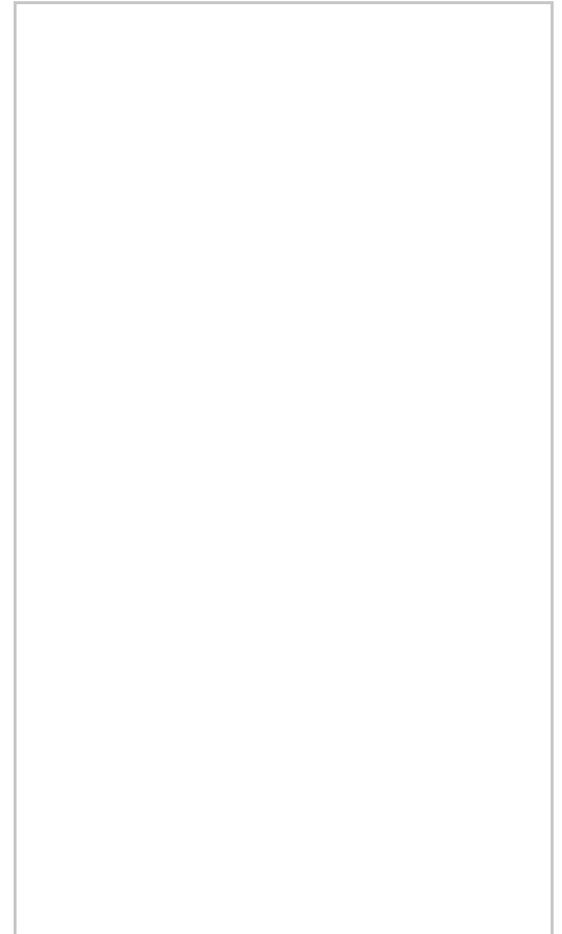
BATHROOM 6'2" x 6'2" (1.88 x 1.88)

Panel bath, WC, pedestal hand wash basin, Upvc double glazed window, gas central heated radiator.

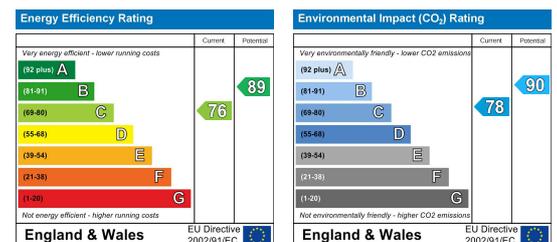
Area Map



Floor Plans



Energy Efficiency Graph



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.

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