

9 Hyndburn Drive, Darwen, Lancashire. BB3 0JE

£130,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY IN DARWEN Set in a convenient position on Hyndburn Drive stands this spacious family home, boasting generous room sizes and wonderful gardens. Due to the size of the plot there is potential to extend subject to planning permission, ensuring this property has huge potential. Early viewing is highly advised.

Upon entering this well appointed property you are greeted by a welcoming hallway with storage and stairs leading to the first floor. The lounge provides a light filled space with laminate flooring and sliding doors which flow beautifully out to the delightful rear garden. Completing the ground floor is the large kitchen, where you'll find ample storage in the form of base and eye level units in a wood effect finish with tiled flooring and integral appliances including an electric oven and dishwasher. The first floor houses the master bedroom which benefits from fitted wardrobes, ensuring the space is utilized perfectly. Two further double bedrooms are also present allowing plenty of space for any growing family. Completing the internal accommodation is the two piece bathroom, shower room and separate wc. This fantastic property is warmed through gas central heating and benefits from double glazing throughout.

Externally, this property boasts a large garden to the front with a well maintained lawn and on street parking. To the rear there is a delightful, generous laid to lawn garden which provides a wonderful space to entertain family and friends. The plot allows for potential to extend subject to planning permission. High interest is expected for this property due to the exciting opportunity on offer and so early viewing is advised.

FEATURES

- Convenient Position In Darwen
- Spacious Semi Detached Family Home
- Excellent First Time Buy
- Huge Potential To Develop STPP
- Three Double Bedrooms
- Fitted Wardrobes to Master Bedroom
- Family Bathroom & Shower Room
- Generous Front Garden
- Large Laid To Lawn Garden To The Rear
- Freehold; Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Hallway

Vinyl flooring, storage, panel radiator, stairs to first floor.

Lounge

18' 11" x 11' 06" (5.77m x 3.51m) Laminate flooring, panel radiator, TV point, uPVC double glazed window and doors to rear.

Kitchen

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, 4 x ring gas hob, electric oven, stainless steel sink and drainer, integral dishwasher, space for washing machine, tumble dryer, fridge freezer, wall mounted boiler, double glazed uPVC window, panel radiator.

First Floor

Bedroom One

13' 04" x 10' 08" (4.06m x 3.25m) Double bedroom with carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom Two

13' 02" x 9' 07" (4.01m x 2.92m) Double bedroom with vinyl flooring, panel radiator, uPVC double glazed window x 2.

Bedroom Three

9' 00" x 7' 11" (2.74m x 2.41m) Double bedroom with laminate flooring, panel radiator, uPVC double glazed window.

Bathroom

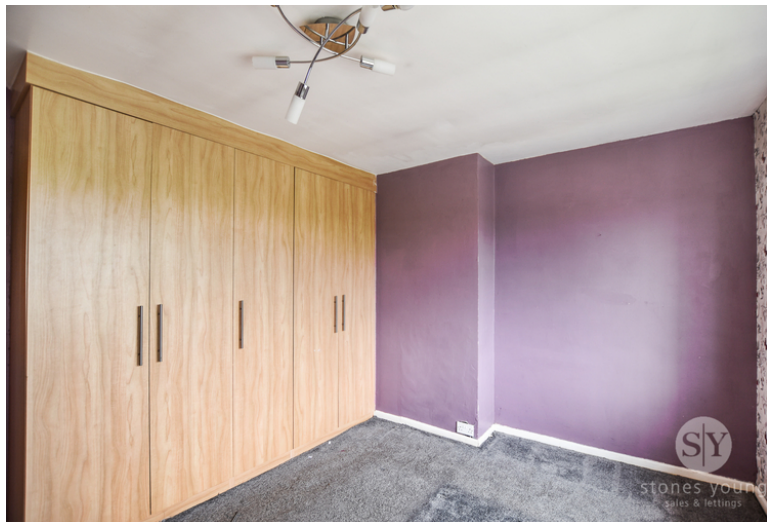
5' 05" x 5' 05" (1.65m x 1.65m) Tiled flooring, two piece in white, tiled floor to ceiling, heated towel radiator, frosted uPVC double glazed window.

Shower

5' 04" x 2' 05" (1.63m x 0.74m) Vinyl flooring, mains fed shower enclosure, tiled floor to ceiling, heated towel radiator, frosted uPVC double glazed window.

W/C

3' 11" x 2' 04" (1.19m x 0.71m) WC in white, tiled floor to ceiling, frosted uPVC double glazed window.



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.