

**AINSWORTH LORD
ESTATES**



1 BEGONIA VIEW DARWEN

**£240,000
LEASEHOLD**

Nestled in the charming Begonia View of Lower Darwen, Darwen, this semi-detached house is a true gem. Offering a harmonious blend of comfort and style, the property features one reception room, three bedrooms, a downstairs cloakroom and a modern tiled shower room. One of the highlights of this property is its superb, spacious garden, a true haven for outdoor living. The garden boasts a firepit outhouse and several terraces adorned with inlaid lighting, creating an enchanting atmosphere. Whether hosting gatherings or simply unwinding in this picturesque outdoor space, the possibilities are endless. Imagine summer evenings spent by the firepit, entertaining friends and family, or enjoying a quiet morning coffee on one of the beautifully lit terraces.



• 3 BEDROOMS • HIGH GLOSS FITTED KITCHEN WITH MODERN APPLIANCES / DINING AREA • MODERN TILED SHOWER ROOM WITH FLOATING SINK AND SOFT CLOSING WC

FULL DESCRIPTION

Nestled in the charming Begonia View of Lower Darwen, Darwen, this semi-detached house is a true gem. Offering a harmonious blend of comfort and style, the property features one reception room, three bedrooms, a downstairs cloakroom and a modern tiled shower room.

One of the highlights of this property is its superb, spacious garden, a true haven for outdoor living. The garden boasts a firepit outhouse and several terraces adorned with inlaid lighting, creating an enchanting atmosphere. Whether hosting gatherings or simply unwinding in this picturesque outdoor space, the possibilities are endless. Imagine summer evenings spent by the firepit, entertaining friends and family, or enjoying a quiet morning coffee on one of the beautifully lit terraces. Step inside, and you'll be greeted by a media wall and solid wood flooring that exude elegance and sophistication. The design seamlessly blends contemporary aesthetics with a warm, inviting atmosphere, making it a perfect space for relaxation and entertainment. The modern fitted kitchen is a culinary enthusiast's dream, featuring high gloss units and state-of-the-art appliances. It offers both functionality and style, providing a delightful space to prepare meals and create lasting memories.

The property's layout is thoughtfully designed to cater to the needs of modern families. The three bedrooms provide ample space for everyone, ensuring comfort and privacy. The downstairs cloakroom adds an extra layer of convenience, especially for guests. The modern tiled shower room is not only practical but also adds a touch of luxury to everyday living.

Families will particularly appreciate the proximity to great schools. This makes the property an ideal choice for those with school-aged children, offering peace of mind and convenience. Additionally, the easy access to the M65 motorway makes commuting a breeze for professionals. Lower Darwen is a delightful area, offering a blend of tranquility and convenience. The local amenities cater to all your daily needs and the picturesque surroundings provide a perfect backdrop for leisurely walks and outdoor activities.

In summary, this semi-detached house in Begonia View is more than just a property; it's a lifestyle choice. From the elegant interiors to the enchanting garden, every aspect of this home is designed to offer comfort, style, and convenience. Don't miss the opportunity to make this house your home. Schedule a viewing today and experience the allure of Begonia View for yourself.



- NEW BOILER • STUNNING NEW WINDOWS AND DOORS • SPACIOUS FRONT GARDEN / DRIVE AND GARAGE FITTED WITH A ROLLER SHUTTER DOOR

Whether you're starting a family or seeking a convenient location for commuting, this property ticks all the boxes.

SO YOU WANT TO BUY YOUR FIRST HOME, but think it's not possible?

We at Ainsworth Lord Estates know this is a huge misconception and want to dispel this myth!

Many first time buyers don't believe this is possible for many reasons.

Owning your own home is very easy and very possible even if you don't have a perfect credit rating.

Q. My Credit Rating is not perfect?

A. This is not an issue in most cases, chances are our broker can still find a mortgage for you but the mortgage interest rate and monthly payments will be a bit more.

Q. If I check to see if I am eligible for a mortgage with Ainsworth Lord Estates recommended broker will it register on my credit file?

A. No our mortgage broker will be able to see if you are eligible for a mortgage without leaving a mark on your

credit file, so you have nothing to worry about.

You will have legal costs for the purchase... we recommend several local law firms with competitive rates. Removal Costs - but maybe you know a man with a van that can do you a favour?

Q. How much will my House Insurance be?

A. We expect Buildings & Contents Insurance for a property of this type to be less than £300 a year, and less than £30 per month.

Q. I have seen another property I'd like to buy but didn't realise it is so easy, what should I do?

A. Get in touch with Ainsworth Lord Estates, we can make your dream possible.

So what do you do next?

If you have a half-decent credit rating we suggest you book a viewing asap and we can take it from there..

Don't worry if you miss this one, or it's not for you, as we have more and more properties coming available over the



- SUPERB LOCATION • CLOSE TO SOME GREAT SCHOOLS • BOASTS A FIREPIT OUTHOUSE AND SEVERAL TERRACES ADORNED WITH INLAID LIGHTING • M65 MOTORWAY LINK

next couple of weeks perfect for First Time Buyers or Investors.

ALL VIEWINGS ARE TO BE ARRANGED THROUGH
AINSWORTH LORD ESTATES AND ARE STRICTLY BY
APPOINTMENT ONLY.

ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED
ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR
SERVICES AND SO CANNOT VERIFY IF THEY ARE IN
WORKING ORDER OR FIT FOR THEIR PURPOSE.

Copyright Reserved.

You may download, store and use the material for your own
personal use and research. You may not republish, retransmit,
redistribute or otherwise make the material available to any
party or make the same available on any website, online

service or bulletin board of your own or of any other party or
make the same available in hard copy or in any other media
without the agent's express prior written consent. The agent's
copyright must remain on all reproductions of material taken
from this website.





Additional Information

Local Authority -
 Council Tax - Band
 Viewings - By Appointment Only

Floor Area - sq ft
 Tenure - Leasehold

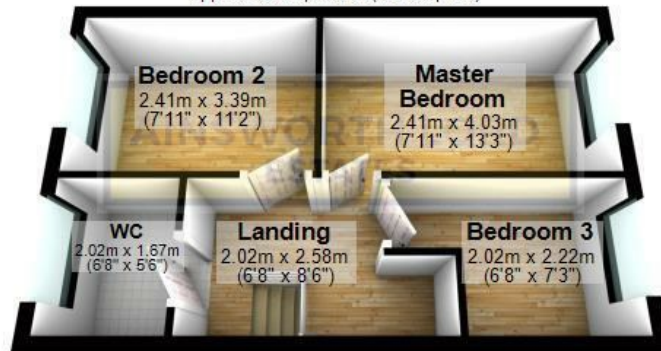
Ground Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 68.2 sq. metres (734.4 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Darwen Office Sales
49 Market Street
Darwen
Lancashire
BB3 1PS

01254 760660
Darwen@AinsworthLordEstates.com
www.ainsworthlordestates.com

**AINSWORTH LORD
ESTATES**