



## 7 CHANCEL WAY

DARWEN, BB3 3RL

**£315,000**  
FREEHOLD

Nestled in the charming area of Chancel Way, Darwen, this detached house offers a delightful blend of comfort and modern living. Built in 1988, the property spans an impressive 1,302 square feet, providing ample space for both relaxation and entertainment.

Upon entering, you are welcomed into a beautifully spacious lounge, perfect for family gatherings or quiet evenings. The stunning fitted kitchen is a highlight of the home, designed to cater to all your culinary needs. The property boasts four generously sized bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. Additionally, there are three well-appointed bathrooms throughout the home, including a family shower room, making it ideal for families or guests.

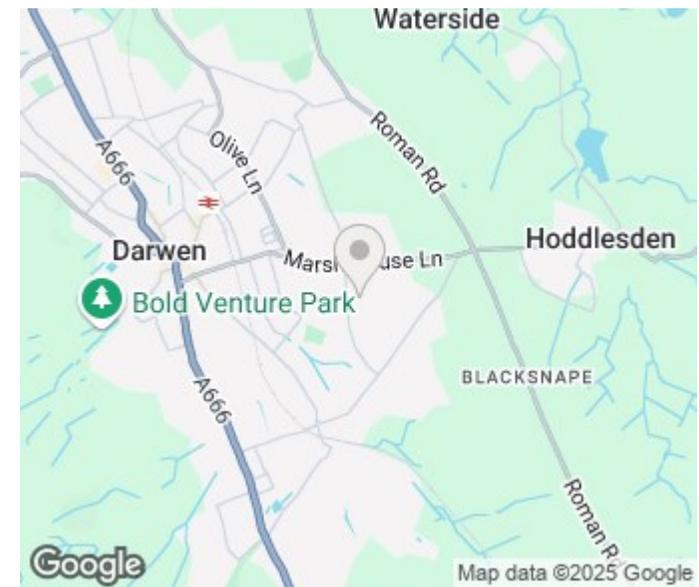
The house features a convenient downstairs WC and benefits from a single-storey extension, enhancing the living space further. Outside, the property is complemented by a spacious rear garden,

**AINSWORTH LORD  
ESTATES**



Total area: approx. 165.2 sq. metres (1778.2 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



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>	72	74
(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	

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**