



9 Harrop Court, Darwen

£74,950, Chain free

A purpose built second floor apartment situated on this modern residential development. It is conveniently close to all town centre amenities including railway links to major surrounding towns and cities. The property briefly comprises two bedrooms, a three-piece bathroom with shower and a spacious lounge open through to a fully fitted kitchen with modern units and built in appliances. Benefits from gas central heating, PVC double-glazed windows and intercom access. Externally there is an allocated parking bay. Viewing strongly recommended.



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LOCATION

From Darwen town centre leave on Railway Road, continue into Atlas Road and turn right into Olive Lane, left into Anyon Street, right onto Astbury Chase then left into Gifford Way where you will see Harrop Court.

TENURE/SERVICE CHARGES

We are advised by the vendor that the property is Leasehold (term for a 250 years from 1st January 2006) includes the exclusive use of a car parking space. The ground rent and service charges are £147.64 per month. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom and key access. Post boxes, carpeted staircase to 2nd floor apartment, PVC double-glazed window

FRONT DOOR TO NUMBER 9 HARROP COURT

Hall way, laminate floor, radiator, built in cupboard

BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, part tiled elevations, extractor

BEDROOM 1

13' x 10' 3" (3.96m x 3.12m) PVC double-glazed window, radiator

BEDROOM 2

9' 8" x 7' 3" (2.95m x 2.21m) PVC double-glazed window, radiator

LOUNGE WITH SPCE FOR DINING

17' 11" x 9' 6" (5.46m x 2.9m) PVC double-glazed window, radiator, open through to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£147.64 per annum
Band A
Blackburn with Darwen Borough Council
C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

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FULLY FITTED KITCHEN

Fitted wall and floor units including drawers, stainless steel single drainer one and a half brown sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, gas fired central heating boiler unit, PVC double-glazed window

OUTSIDE

Allocated parking bay to the rear



PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. 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.

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