



# PROCTORS

ESTATE AGENTS

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**121 Sandy Lane, Darwen**

**Offers Over £190,000**

An attractive and very deceptive modern townhouse situated in this very popular and convenient residential area close to the centre of Lower Darwen, but within easy reach of Darwen, Blackburn and the M65 at Junction 4. The property has been extended and now provides ideal family sized accommodation. There are four bedrooms (one with en-suite shower room) and a family bathroom. There is a spacious lounge and fully fitted dining kitchen. It has gas central heating and PVC double-glazing. Externally there is a rear garden and a garage which has been converted and could be used as an office, a playroom or a gymnasium. Viewing is highly recommended to fully appreciate what this property has to offer.

