



PROCTORS

ESTATE AGENTS

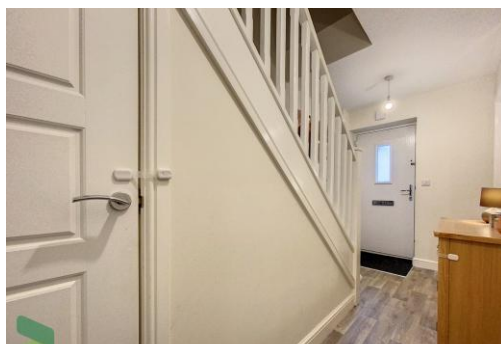
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12 Cuckoo Close, Darwen

£295,000

A very attractive, stone built modern detached house enjoying a cul-de-sac location, with open aspects towards Darwen Tower, in this popular residential area, off Cranberry Lane. The well presented living accommodation is approximately three years old and has a modern contemporary finish throughout. There is a lounge, a fully fitted dining kitchen, separate utility room and a two-piece cloakroom on the ground floor. There are four double bedrooms (one with ensuite shower room) and a three-piece family bathroom on the first floor. Gas central heating and PVC double-glazing are both installed. Externally there are private gardens to the front and rear, a double width driveway leading to an integral garage. Viewing is highly recommended.



12 Cuckoo Close, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn left into Watery Lane. Turn right into Cranberry Lane, turn right onto Lapwing Lane and then left onto Cuckoo Close, follow the road to the end and the property is on the right.

TENURE

To be advised

ACCOMMODATION

ENTRANCE HALL

Radiator, open staircase, understairs storage cupboard

LOUNGE

15' 7" x 10' 4" (4.75m x 3.15m) Measurements into PVC double-glazed window, radiator

FULLY FITTED DINING KITCHEN

20' 1" x 9' 0" (6.12m x 2.74m) Full range of attractive wall and floor units including drawers, built in double oven, gas hob, extractor, stainless steel single drainer sink unit, dishwasher, fridge and freezer, two radiators, PVC double-glazed French doors and PVC double-glazed window, spot-lighting.

UTILITY ROOM

5' 9" x 5' 0" (1.75m x 1.52m) Plumbed for automatic washing machine, vented for tumble dryer, gas fired central heating boiler unit, radiator

TWO PIECE CLOAKROOM

Wash hand basin, W.C, PVC double-glazed window, radiator



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band D
Blackburn with Darwen Borough Council
B

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

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FIRST FLOOR

Landing, radiator, airing cupboard, loft access with pull down ladder and boarded loft

BEDROOM 1

13' 2" x 10' 6" (4.01m x 3.2m) Built in wardrobes, radiator, PVC double-glazed window (open aspect's towards Darwen Tower)

ENSUITE SHOWER ROOM

Walk in shower, wash hand basin, W.C, PVC double-glazed window, chrome heated towel rail/radiator

BEDROOM 2

10' 0" x 9' 10" (3.05m x 3m) PVC double-glazed window, radiator, built-in wardrobe

BEDROOM 4

8' 8" x 8' 2" (2.64m x 2.49m) PVC double-glazed window, radiator

BEDROOM

11' 7" x 8' 7" (3.53m x 2.62m) Built in wardrobe, PVC double-glazed window (open aspects to Darwen Tower), radiator

FAMILY BATHROOM

Panelled bath, wash hand basin, W.C, half tiled walls, chrome heated towel rail/radiator, PVC double-glazed window

OUTSIDE

Private gardens (lawned to the rear), double width driveway leading to;

GARAGE

18' 0" x 8' 2" (5.49m x 2.49m) Up and over door, power & light

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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12 CUCKOO CLOSE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1177 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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