



## 8 Ainsdale Drive, Darwen

£210,000

A semi-detached true bungalow in this highly sought after residential area of Whitehall. The accommodation briefly comprises; entrance vestibule, living room with feature fire, inner hall, fully fitted kitchen with two windows allowing lots of natural daylight, shower room and two double bedrooms. Benefits from gas central heating, PVC double-glazed windows and a new roof in 2021. There are low maintenance gardens to the front and rear and a driveway to the side that could accommodate four cars that leads to a garage. Viewing is recommended!

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, turn left into Knowlesly Road, second right into Ainsdale Drive and the property is on the right hand side.



## 8 Ainsdale Drive, Darwen

### TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Composite front door with double-glazed unit, glass elevation, built in cupboard

#### LIVING ROOM

16' 2" x 10' 2" (4.93m x 3.1m) PVC double-glazed window, radiator, feature fireplace living flame gas fire, coving

#### INNER HALL

Built in cupboard, loft access via drop-down ladder, radiator

#### FITTED KITCHEN

12' 5" x 8' 10" (3.78m x 2.69m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, extractor hood, space for fridge, part tiled elevations, tiled effect flooring, two PVC double-glazed windows, radiator

#### SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, tiled elevations, acrylic ceiling with spotlighting, PVC double-glazed window

#### BEDROOM 1

12' 4" x 7' 7" (3.76m x 2.31m) PVC double-glazed window, radiator, coving to ceiling

#### BEDROOM 2

11' 4" x 10' 2" (3.45m x 3.1m) PVC double-glazed window, radiator, coving to ceiling

#### OUTSIDE

Garden area to the front, long driveway to side could accommodate 4 cars, the rear garden is enclosed

#### GARAGE

19' 3" x 12' 7" (5.87m x 3.84m) Roof new 2021. PVC double-glazed window, single-glazed window, power and light



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band C  
Blackburn with Darwen Borough Council  
D

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.



**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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