



Milking Lane, Lower Darwen, Darwen

£375,000

A very impressive modern detached house enjoying an excellent private plot in this much sought after and convenient residential area close to the centre of Lower Darwen but also with easy access to Junction 4 of the M65. The highly rated Lower Darwen Primary School is located on Milking Lane.

The property is set in larger than average gardens to both the front and rear and also enjoys parking for up to 6 vehicles. It has a double garage which has been converted into a games room but would be suitable for many alternative uses. The well presented family sized living accommodation has the benefit of 4 bedrooms and 3 bathrooms (2 en-suites to 3 bedrooms with a Jack and Jill arrangement).



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On the ground floor the entrance hall leads to all rooms which includes the main lounge, a superb open plan breakfast kitchen with everyday sitting and dining areas, a study and two-piece cloakroom. It has gas central heating and PVC double glazing. The property also has Hive central heating, security cameras and 3 Wi-Fi extenders. The private gardens enjoy a canopied sitting area, a decked area, lawns and large shed. Viewing is highly recommended to fully appreciate.

TENURE

We are advised that this property is Freehold but any prospective purchaser should seek clarification from their solicitor

ACCOMMODATION

ENTRANCE HALL

Radiator with cover, PVC door, open staircase with spindle balustrade, storage cupboard

TWO-PIECE CLOAKROOM

Wash basin, WC, radiator, PVC double glazed window

LOUNGE

11' 11" x 16' 9" (3.63m x 5.11m) Gas fired wood stove, PVC double glazed bay window, radiator

OPEN PLAN BREAKFAST KITCHEN AND SITTING AREA

24' 6" x 12' (7.47m x 3.66m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, double cooker, dishwasher, 3 PVC double glazed windows, PVC door, media wall with electric fire, tiled flooring, spotlighting

STUDY

9' x 6' 8" (2.74m x 2.03m) PVC double glazed window, radiator

STAIRS TO FIRST FLOOR LANDING

Radiator, loft access, cylinder cupboard

BEDROOM ONE

10' 7" x 10' (3.23m x 3.05m) Plus fitted wall to wall wardrobes, radiator, PVC window

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, chrome radiator/towel rail, spotlighting



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	73

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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BEDROOM TWO

11' 1" x 8' 9" (3.38m x 2.67m) Radiator, PVC double glazed window, laminate flooring

JACK AND JILL EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, radiator, PVC double glazed window, linen cupboard

BEDROOM THREE

12' 1" x 11' 2" (3.68m x 3.4m) Radiator, PVC double glazed window, laminate flooring

BEDROOM FOUR

10' 2" x 7' 11" (3.1m x 2.41m) Radiator, PVC double glazed window, carpet

FAMILY BATHROOM

Corner bath with shower attachment, wash basin, WC, PVC double glazed window, tiled walls and flooring

OUTSIDE

Gardens to the front and rear, private gardens, canopied sitting area, decked area, lawned areas, timber shed, parking for several vehicles, garage/games room, cctv to the front of the property, halogen light that reaches to the shed lighting the whole garden

GARAGE

15' 7" x 15' 7" (4.75m x 4.75m)

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.



Proctors Darwen

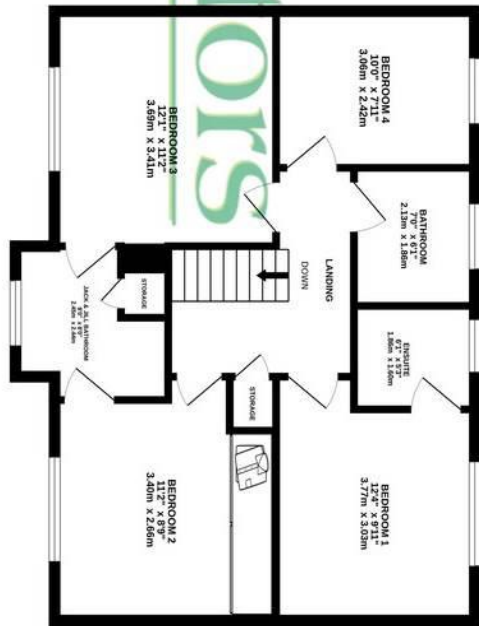
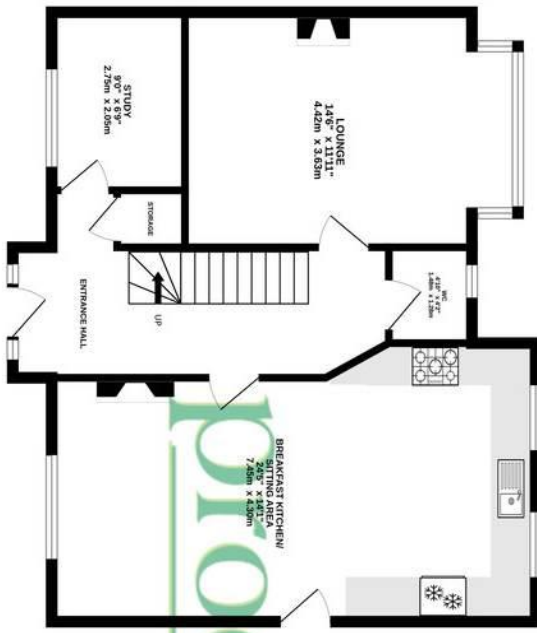
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87 Milking Lane, Lower Darwen, Darwen



87 MILKING LANE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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 condition or operation is given. Made with Metropix c2024



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		