



PROCTORS

ESTATE AGENTS

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93 Spring Vale Garden Village, Darwen

Offers Over £177,500

A mature semi-detached house situated on a cul de sac in the highly sought after residential area at Garden Village. The living accommodation briefly comprises, entrance hall, lounge, fitted dining kitchen open through to a conservatory that takes advantage of the privately enclosed rear garden, first floor, two double bedrooms, a box room and three-piece shower room. Gas central heating and PVC double-glazed windows are both installed. Outside there is off road parking for up to three cars and easy maintenance rear garden. The price reflects the need for cosmetic improvements.



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LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¼ mile and turn left into Grimshaw Street. Turn right at the junction into Sough Road, bear left into Cranberry Lane, right into Garden Village, follow the road round, turn right into the cul de sac and the property is facing at the far end.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £15 p.a, assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

PVC front door with double-glazed unit, radiator, staircase to first floor, under stairs storage area, Amtico flooring

LOUNGE

13' 1" x 11' 6" (3.99m x 3.51m) PVC double-glazed window, radiator, fireplace, electric stove effect fire, Amtico flooring

FITTED DINING KITCHEN

17' 8" x 8' 5" (5.38m x 2.57m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, plumbed for automatic washing machine, PVC double-glazed window, radiator, open through to;

CONSERVATORY

17' 7" x 10' 5" (5.36m x 3.18m) PVC roof, PVC double-glazed windows (overlook the privately enclosed rear garden), PVC double-glazed exterior door, Amtico flooring, radiator

FIRST FLOOR

Landing, PVC double-glazed window, loft hatch

SHOWER ROOM

Glazed and tiled corner shower enclosure, low level WC, vanity wash hand basin with storage below, radiator, fully tiled walls, PVC double-glazed window

BEDROOM 1

11' 3" x 10' 1" (3.43m x 3.07m) PVC double-glazed window (pleasant outlooks towards Darwen Tower and moorlands), radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£15
Band B
Blackburn with Darwen Borough Council
TBC

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 2

12' 2" x 10' 4" (3.71m x 3.15m) PVC double-glazed window (pleasant outlooks over rear garden), radiator

BOX ROOM

7' 4" x 3' 8" (2.24m x 1.12m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

OUTSIDE

There is enough space to provide off road parking for up to three cars. To the rear there is an easy to maintain, privately enclosed garden with two decked patios, stone chipping sand stepping stones

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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