



PROCTORS

ESTATE AGENTS

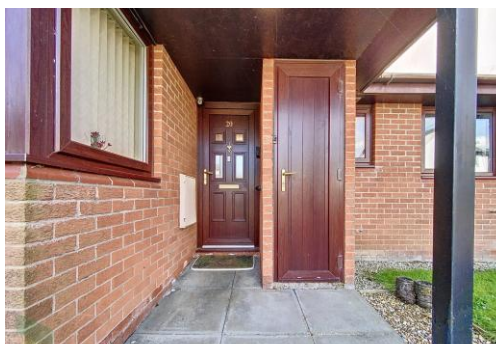
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20 Bowling Green Close, Darwen

£120,000 Purchaser pays £90,000 and will own a 75% share

An immaculately presented semi-detached bungalow situated in this well-established residential locality, close to all amenities on Bolton Road and convenient for bus route. The property provides spacious accommodation with the benefit of two bedrooms, a three-piece shower room, fully fitted kitchen with high-gloss units and integrated appliance, attractive lounge with feature built in units and exterior door to the beautiful communal gardens. PVC double-glazed windows, 'Fischer' electric radiators with thermostats, alarm system and 24-hour call service are installed throughout. Externally there is a brick-built store, bin store, established communal gardens and parking bays. There is a maintenance charge that covers the gardens, external maintenance, and buildings insurance. £120,000 Shared Leasehold Ownership for The Elderly (60 years of age or more) Purchaser will pay and own 75% share of the property on completion.



20 Bowling Green Close, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¼ mile, turn right into Bowling Green Close cul de sac (across from Grimshaw Street), property is straight ahead.

SERVICE CHARGES

Approximately £82.00 per month, this covers all communal maintenance, gardens, 24 hour call cords and buildings insurance.

ACCOMMODATION

ENTRANCE HALL

PVC front door with double-glazed unit, 'Fischer' electric radiator, large walk in storage cupboard with shelving and light, loft access via drop-down ladder (part boarded)

BEDROOM 2

11' 5" x 6' 8" (3.48m x 2.03m) PVC double-glazed window, 'Fischer' radiator

BEDROOM 1

10' 4" x 10' 3" (3.15m x 3.12m) PVC double-glazed window, 'Fischer' electric radiator, fitted wardrobes (7 doors), matching dressing table, cupboards over bed area and bedside units

LIVING ROOM

13' 7" x 10' 4" (4.14m x 3.15m) Custom built in storage and illuminate display units, feature granite fireplace with coal effect electric fire, wall light, 'Fischer' electric radiator, PVC double-glazed windows and door (to rear communal gardens)

SHOWER ROOM

Glazed and tiled corner shower enclosure, low level WC, vanity wash hand unit with storage, lighting and large mirror, heated rad/towel rail, extractor fan, fully tiled elevations, tiled floor

FULLY FITTED KITCHEN

Fitted modern high-gloss wall and floor units including drawers, kick-board electric fan heater, sink unit, electric hob, built in oven, built in microwave, stainless steel extractor hood, integrated washer/dryer, integrated fridge-freezer, tiled splash-backs, PVC double-glazed window, exterior door

OUTSIDE

Brick built store, brick built store, communal parking bays, established and well stocked gardens to the rear, secluded clothes drying area, paved patio and pathways



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
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.

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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

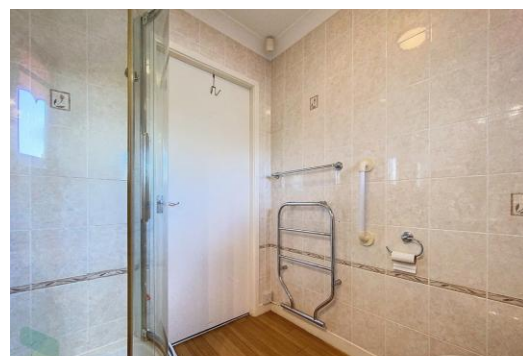
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