



PROCTORS

ESTATE AGENTS

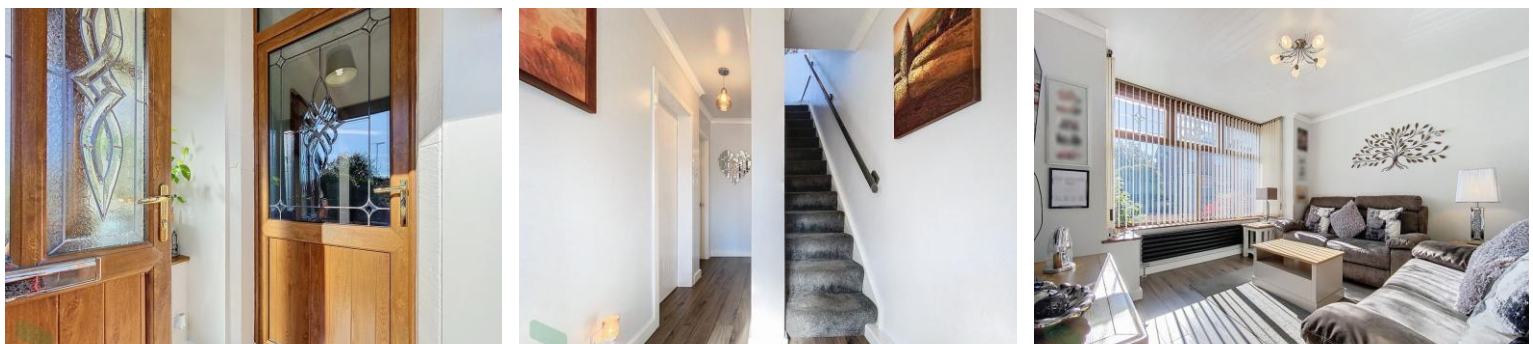
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54 Knowlesly Road, Whitehall, Darwen

Reduced to Offers Over £215,000

An immaculate, stone built semi-detached house, enjoying a corner plot in this much sought after residential area of Whitehall, close to all local amenities including St. Barnabas Primary School. This much improved property provides very attractive, well presented living accommodation throughout and has an impressive lounge, a superb open plan fully fitted dining kitchen, recently refitted with quality units and appliances, three bedrooms and an attractive three-piece bathroom with shower. It is tastefully decorated throughout, has modern flooring, gas central heating and PVC double-glazing. Externally there are sitting areas to the front, side and rear, the latter is ideal for 'Home entertaining' with decking and bar area, all of which is low maintenance. There is also external lighting. Viewing is highly recommended to fully appreciate.



54 Knowlesly Road, Darwen

LOCATION

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

TENURE

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

ACCOMMODATION

ENTRANCE PORCH

PVC double-glazed windows and door, tiled flooring

ENTRANCE HALL

Laminate flooring, Vertical feature radiator, understairs storage cupboard

LOUNGE

12' 2" x 11' 8" (3.71m x 3.56m) Measurements into PVC double-glazed bay window, double radiator, laminate flooring

OPEN PLAN FULLY FITTED KITCHEN

17' 11" x 14' 6" (5.46m x 4.42m) Full range of high gloss wall and floor units including drawers, built in double oven, Induction hob, splashback and extract, dishwasher, washer and dryer, PVC double-glazed window and PVC double glazed French doors, part panelled ceiling with spot lighting, vertical feature radiator

FIRST FLOOR

Landing, PVC double-glazed window, loft access with pull down ladder to boarded loft

BEDROOM 1

12' 9" x 9' 10" (3.89m x 3m) PVC double-glazed window, radiator

BEDROOM 2

11' 10" x 10' 4" (3.61m x 3.15m) PVC double-glazed window, radiator, boiler cupboard and airing cupboard above

BEDROOM 3

9' 5" x 7' 8" (2.87m x 2.34m) PVC double-glazed window, radiator

ATTRACTIVE THREE-PIECE BATHROOM

Panelled bath with shower and screen, wash hand basin, W/C, fully panelled walls and ceiling, chrome towel rail/radiator, tiled flooring, PVC double-glazed window



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.

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OUTSIDE

Very impressive private decked garden to the rear with external outside lighting, bar, flagged to the side and front garden

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

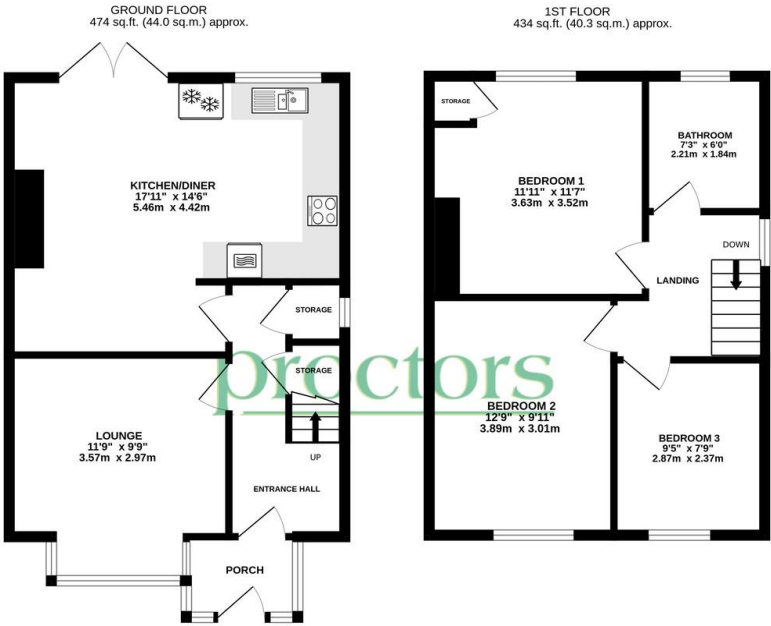
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54 KNOWLESLY ROAD - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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