



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



16 Marabou Drive, Darwen

Offers in the region of £450,000

LOCATION

From Darwen town centre leave on Blackburn Road towards Blackburn for approximately two miles, turn left onto Lynwood Avenue continue across the mini round about, bear left into Duddon Avenue, second right onto Peregrine Drive, first left into Marabou Drive and the property is tucked away at the far end on the right hand side.

TENURE

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



16 Marabou Drive, Darwen

Internal inspection is strongly recommended to appreciate this very impressive detached house, delightfully situated in this sought after locality within walking distance to Sunnyhurst Woods and Darwen golf club. The property is set on a generous size plot bordering a beautiful natural stream to the rear. In our opinion it offers very spacious living accommodation throughout. On the first floor there are four bedrooms (three are double bedrooms and one has fitted wardrobes) and a four-piece family bathroom. The ground floor has a entrance porch and spacious entrance hall with glazed double doors to an attractive and spacious lounge with parquet flooring, impressive fully fitted kitchen with breakfast bar, space for a dining table and contemporary fitted units (approximately 2 years old), a lower ground offers a utility room, cloakroom/WC, 6 seater sauna and a shower along with integral access to a large garage. It has the benefit of gas central heating and PVC double-glazed windows. Externally there are easy maintenance gardens to the front, side and rear, the latter is privately enclosed and has a large, decked patio. The driveway leads to the double integral garage with electrically operated up and over door. Chain Free!

ACCOMMODATION

ENTRANCE PORCH

PVC double-glazed front door, PVC double-glazed windows, oak door through to;

HALLWAY

Radiator, staircase to both floors, glazed double doors through to;

LOUNGE

18' 1" x 12' 9" (5.51m x 3.89m) PVC double-glazed window, parquet flooring, feature fireplace with living flame gas fire, wall light, two radiators, glazed double doors through to;

FITTED DINING/BREAKFAST KITCHEN (APPROX 2 YEARS OLD)

24' 8" x 9' 8" (7.52m x 2.95m) Fitted wall and floor units including drawers, breakfast bar, single drainer one and a half bowl sink unit, five ring gas hob, built in oven, extractor hood, integrated dishwasher, PVC double-glazed window, PVC exterior door

SUN LOUNGE

13' 1" x 9' 2" (3.99m x 2.79m) Ceiling with spotlighting, two radiators, tiled floor, PVC double-glazed windows, PVC double-glazed double doors



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band E
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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LOWER GROUND LEVEL

6 SEATER SAUNA

SHOWER

Glazed and tiled shower enclosure, heated towel rail

UTILITY ROOM

10' 8" x 8' 9" (3.25m x 2.67m) Fitted wall and floor units, stainless steel single drainer sink unit with mixer tap, tiled floor, PVC double-glazed window, PVC exterior door

SEPARATE WC

Low level WC, pedestal wash hand basin, tiled walls

INTEGRAL DOUBLE GARAGE

20' x 16' (6.1m x 4.88m) Electrically operated remote control up and over door

FIRST FLOOR

Landing, loft access via drop-down ladder

BEDROOM 1

13' 3" x 10' (4.04m x 3.05m) PVC double-glazed window, radiator

FAMILY BATHROOM

Glazed and tiled shower enclosure, bath with shower attachment and mixer tap, low level WC, pedestal wash hand basin, heated towel rail, fully tiled walls and floor

BEDROOM 2

13' 4" x 9' 7" (4.06m x 2.92m) PVC double-glazed window, radiator, fitted floor-to-ceiling wardrobes

BEDROOM 3

11' 2" x 9' 4" (3.4m x 2.84m) PVC double-glazed window, radiator

BEDROOM 4

9' 3" x 9' 3" (2.82m x 2.82m) PVC double-glazed window, radiator

OUTSIDE

Garden area to the front along with driveway leading to garage. To the rear there is a privately enclosed garden with large, decked patio



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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.



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