



PROCTORS

ESTATE AGENTS

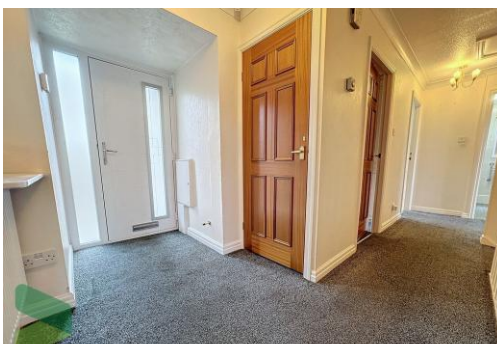
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17 Jacks Key Drive, Darwen

Offers in the Region of £345,000, Chain Free!

We are pleased to market this modern, family detached house. The property is positioned in a enviable plot on this much sought after residential development, enjoying good aspects to the rear towards Darwen Tower. It is conveniently situated for local amenities including St. Barnabas and Ashleigh Primary Schools, easy access to the town centre and surrounding towns. It is also on the fringe of open countryside with many trails nearby including Jacks Key Reservoir. The property provides split level family sized living accommodation with four bedrooms (three with fitted wardrobes), two bathrooms (one en-suite), ground floor and lower ground floor lounges, a fully fitted dining kitchen with adjacent utility room and cloakroom and also a large conservatory. It has gas central heating and PVC double-glazing. Externally there are private gardens to the rear, a several car driveway to the front and a detached double garage. Viewing is highly recommended to fully appreciate. PLANS HAVE BEEN DRAWN UP TO EXTEND IN THE LOFT.



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TENURE

We have been advised by the vendor that the property is Freehold. Any prospective buyer should seek clarification from their solicitor.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Radiator, cloaks cupboard, loft access (with pull down ladder)

LOUNGE

14' 1" x 13' 9" (4.29m x 4.19m) Media wall, Two PVC double-glazed windows (good outlooks towards Darwen Tower), radiator

BEDROOM 4/STUDY

8' 9" x 7' 4" (2.67m x 2.24m) PVC double-glazed window, radiator, storage shelving

BEDROOM 3

10' 6" x 8' 2" (3.2m x 2.49m) Fitted wardrobes and matching cupboards, PVC double-glazed window, radiator.

BEDROOM 2

10' 7" x 10' 6" (3.23m x 3.2m) Fitted wardrobes, matching dressing table unit with drawers, PVC double-glazed window, radiator.

FAMILY BATHROOM

Panelled bath with shower and screen, wash hand basin, W/C, PVC double-glazed window, fully tiled walls, vertical radiator/heated towel rail.

BEDROOM 1

12' 6" x 11' 4" (3.81m x 3.45m) Fitted wardrobes, PVC double-glazed window (good outlooks towards Darwen Tower), radiator.

EN-SUITE SHOWER ROOM

Walk in shower, wash hand basin, W/C, fully tiled walls, PVC double-glazed window, radiator.

LOWER GROUND FLOOR

LIVING ROOM

13' 6" x 13' 6" (4.11m x 4.11m) Radiator, PVC double-glazed French doors to:



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band E
Blackburn with Darwen Borough Council
C

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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CONSERVATORY

12' 4" x 8' 7" (3.76m x 2.62m) Radiator.

FULLY FITTED DINING KITCHEN

13' 6" x 13' 5" (4.11m x 4.09m) Wall and floor units including drawers, built in double oven, five plate gas hob, extractor, stainless steel single drainer sink unit, dishwasher, PVC double-glazed window, radiator, walk in storage cupboard.

UTILITY ROOM

9' 4" x 4' 10" (2.84m x 1.47m) Wall and floor units, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double-glazed window, radiator, plumbed for automatic washing machine and dryer.

TWO PIECE CLOAKROOM

Wash and basin, W/C, radiator, PVC double-glazed window,



OUTSIDE

Private rear garden, large patio and Astroturf areas, driveway to the front for several vehicles and a double detached garage.



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