



PROCTORS

ESTATE AGENTS

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23 Chapter Road, Off Priory Drive, Darwen

£210,000

Internal inspection is essential to fully appreciate this deceptively spacious mature semi-detached property offering generous family sized accommodation and situated in this well-established residential area on the fringe of town. The accommodation comprises; entrance hall, spacious lounge with a modern theme and patio doors to rear garden, separate dining room, recently fitted kitchen with contemporary units, first floor has three good size bedrooms (one with bespoke fitted furniture), and a bright and spacious family bathroom with shower. Gas central heating and recently fitted PVC double-glazed windows are installed throughout. Externally there are gardens to the front and rear with a driveway for two cars and a carport (new roof).



23 Chapter Road, Darwen

VALUERS COMMENTS

The things I feel are worth highlighting; all the rooms are spacious and have a contemporary feel. The view from the front room windows are worth a look! The bathroom is also a generous size with the added benefit of a shower. If you are a fair-weather gardener you will love the rear garden on the basis it is privately enclosed and is very low maintenance.

LOCATION

From Darwen town centre proceed out along Bolton Road, turn left into Hardman Way and right into Redearth Road, continue into Sough Road, turn left into Pole Lane, left onto Priory Drive, first right onto Chapter Road and the property is 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.

ACCOMMODATION

HALLWAY

PVC front door, radiator, built in storage cupboard with shelving, carpeted staircase to first floor

FULLY FITTED KITCHEN

12' 4" x 7' 7" (3.76m x 2.31m) Fitted white wall and floor modern units including drawers, white single drainer sink unit with spray mixer tap, electric hob, built in oven and grill, stainless steel extractor hood, integrated dishwasher, plumbed for automatic washing machine, part tiled walls, two PVC double-glazed windows, radiator

DINING ROOM

7' 8" x 7' 9" (2.34m x 2.36m) PVC double-glazed window, radiator, built in cupboard

LOUNGE

24' 4" x 10' 5" (7.42m x 3.18m) PVC double-glazed window, two radiators, laminate flooring, spotlighting, PVC double-glazed double doors to rear garden



Tenure
Ground Rent
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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FIRST FLOOR

Landing, spindled balustrade, PVC double-glazed windows



FAMILY BATHROOM

Panelled bath with shower, shower attachment and screen over, pedestal wash hand basin, low level WC, radiator, fully tiled walls, PVC double-glazed window



BEDROOM 1

12' 1" x 10' 6" (3.68m x 3.2m) Wall to wall bespoke fitted wardrobes with matching storage cupboards and bedside units



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BEDROOM 2

12' 4" x 7' 10" (3.76m x 2.39m) PVC double-glazed window, radiator



BEDROOM 3 (CURRENTLY USED AS A OFFICE)

11' 8" x 7' 8" (3.56m x 2.34m) PVC double-glazed window, radiator



OUTSIDE

Small garden area to the front, driveway for two cars and a recently fitted carport (new roof) to the side with water tap. To the rear there is an easy to maintain enclosed paved garden with decked patio and timber fencing



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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