



# PROCTORS

ESTATE AGENTS

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## 25 Pole Lane, Darwen

**Offers over £210,000, Chain free**

A deceptively spacious semi-detached dormer bungalow situated in this very popular and sought after residential locality, on the south side of town within walking distance to Blacksnake Playing Fields. The accommodation has three good size bedrooms on the first floor (two with fitted wardrobes) and a three-piece bathroom with shower, the ground floor has bright and airy sitting room, a large living room with patio door to the beautiful rear garden, a fully fitted breakfast kitchen with high-gloss units and a four-piece bathroom. Gas central heating (combi boiler approximately 7 years old with service history), PVC double-glazed windows and security alarm are installed. Externally there are well maintained gardens to the front and rear. In addition there is parking at the rear leading to a detached single garage. Viewing is essential!





25 Pole Lane, Darwen

VALUERS COMMENTS

A growing family would appreciate the bright and generous size rooms this property offers along with each floor having a bathroom. In addition there is privately enclosed garden to the rear along with a garage.

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 continue ahead and the property is set back 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

SITTING ROOM

20' 6" x 11' 10" (6.25m x 3.61m) PVC front door with double-glazed unit, PVC double-glazed window, radiator, concealed storage cupboards with shelving, staircase to first floor, under stairs storage cupboard (houses gas fired central heating boiler)

INNER HALL

LIVING ROOM

17' 9" x 10' 6" (5.41m x 3.2m) PVC double-glazed patio door (to rear garden), in set living flame gas fire, radiator

BATHROOM

Panelled bath, pedestal wash hand basin, bidet, low level WC, heated towel rail, PVC double-glazed window, tiled walls and floor

FULLY FITTED BREAKFAST KITCHEN

10' 5" x 8' 8" (3.18m x 2.64m) Fitted high-gloss wall and floor units, granite worktops, inset stainless steel sink with mixer tap, gas point for cooker, integrated 'Bosch' dishwasher, plumbed for automatic washing machine, under counter space for fridge and freezer, radiator, PVC double-glazed window, PVC exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
n/a  
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.

## 25 Pole Lane, Darwen

### FIRST FLOOR

PVC double-glazed window, landing, built in cupboard with clothes hanging rail and eaves access

### BEDROOM 1

16' x 10' 5" (4.88m x 3.18m) PVC double-glazed window, radiator, fitted wall to wall mirrored wardrobes

### BEDROOM 2

12' 4" x 8' 9" (3.76m x 2.67m) PVC double-glazed window, radiator, fitted wardrobes and drawers

### BEDROOM 3

10' 5" x 7' 4" (3.18m x 2.24m) PVC double-glazed window (moorland and Darwen Tower view), fitted wardrobes (three doors), radiator

### BATHROOM

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

### OUTSIDE

To the front there are steps up to the front door, garden areas with fruit trees and a side gate to the rear garden that has astroturf, mature plants, shrubs and a timber shed with power

### DETACHED SINGLE GARAGE

Parking spot to the front, electrically operated roller shutter door, power and light

### 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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