



# PROCTORS

ESTATE AGENTS

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**84 Exchange Street, Darwen**

**Reduced to Offers Over £162,500 Chain Free!**

This detached true bungalow is situated on a corner plot in the residential area of Chapels with both the motorway network and Darwen town centre within easy reach. This bright and spacious accommodation comprises, entrance hall, lounge open through to a dining room with patio doors to the rear garden, fitted kitchen also with access to the garden, a spacious three-piece shower room suitable for disabled use and two bedrooms. Benefits from gas central heating (gas certificate up to date) and PVC double-glazed windows. The property has the benefit of generous size and easy to maintain gardens along with a driveway to a single garage. In our opinion the property has been well maintained and should be viewed to full appreciate.



## 84 Exchange Street, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street A666 and turn right onto Dove Lane and continue onto Exchange Street and the property is on the right hand side (on the corner of Quakerfields)

### TENURE

To be advised

### ACCOMMODATION

#### ENTRANCE HALL

PVC front door with double-glazed unit, large built in storage cupboard, built in airing cupboard, radiator

#### LOUNGE

13' 9" x 9' 8" (4.19m x 2.95m) Measurement into recess. PVC double-glazed window, gas fire, tiled inset, wood mantle, laminate flooring, radiator, PVC double-glazed side window, open through to;

#### DINING ROOM

8' 6" x 7' 6" (2.59m x 2.29m) PVC double-glazed unit and door, radiator, laminate flooring

#### FULLY FITTED KITCHEN

9' 8" x 7' 6" (2.95m x 2.29m) Fitted wall and floor units including drawers, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, stainless steel single drainer sink unit, tiled splash-backs, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, tiled floor, PVC double-glazed window, PVC door with double-glazed unit to rear garden

#### SHOWER ROOM

Shower enclosure suitable for disabled use, wash-hand basin, low level WC, fully tiled elevations, radiator, extractor, built in cupboard

#### BEDROOM 1

10' 9" x 10' 4" (3.28m x 3.15m) PVC double-glazed window, radiator



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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### BEDROOM 2

15' 1" x 6' 6" (4.6m x 1.98m) PVC double-glazed window, radiator, laminate floor



### OUTSIDE

Generous size and easy to maintain enclosed gardens to the front and rear, the latter is mainly paved, has flower beds and a greenhouse. In addition there are garden walls and wrought iron gates



### GARAGE

Driveway to garage. Up and over door. Power and light



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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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