



PROCTORS

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27 Chapter Road, Darwen

£180,000 Chain Free!

A deceptively spacious semi-detached property situated in this sought after area just off Pole Lane, on the fringe of town within easy reach of all surrounding towns and motorway network. Briefly comprises; entrance hall, fully fitted kitchen with two windows allowing lots of natural daylight, single bedroom/home office, open plan lounge and dining room with access through to a sun lounge, first floor, double bedroom with fabulous views towards the moorlands and Darwen Tower and a separate three-piece bathroom with separate shower enclosure. Wireless gas central heating and PVC double-glazed windows are installed throughout. Externally there is a driveway providing off road parking for three cars and a garage, established gardens to the front and rear. In our opinion it would be ideal for first time buyers or a couple. Viewing recommended.



27 Chapter Road, Darwen

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.

ENTRANCE HALL

Composite front door with double-glazed unit, radiator, built in cupboard with shelving

FULLY FITTED KITCHEN

11' 5" x 7' 7" (3.48m x 2.31m) Fitted wall and floor units including drawers, glazed display units, stainless steel single drainer sink unit with mixer tap, four ring gas hob, extractor hood, built in double oven, plumbed for automatic washing machine, tiled splash-backs, two PVC double-glazed windows, space for fridge-freezer, spotlighting to ceiling

BEDROOM2/HOME OFFICE

9' 7" x 7' 9" (2.92m x 2.36m) 9'7 max 6'4 minimum. Fitted mirrored wardrobe, radiator, PVC double-glazed window

LIVING ROOM

13' 7" x 10' 7" (4.14m x 3.23m) PVC double-glazed window (views towards moorlands and Darwen Tower), open through to;

DINING ROOM

10' 5" x 10' 5" (3.18m x 3.18m) Radiator, aluminum sliding patio door through to;

SUN LOUNGE

9' 8" x 7' 3" (2.95m x 2.21m) PVC roof, PVC double-glazed windows, PVC exterior door to rear garden

FIRST FLOOR

Landing, PVC double-glazed window (impressive views of moorlands and Darwen Tower

BEDROOM 1

14' 6" x 10' 6" (4.42m x 3.2m) PVC double-glazed window (views towards moorlands and Darwen Tower), radiator, built in wardrobes with louvred doors and cupboards above, eaves access (part boarded and power point)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

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 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.



SEPARATE BATHROOM

PVC double-glazed window, paneled bath, pedestal wash hand basin, low level WC, radiator, loft hatch, part tiled walls, access through to spacious eaves room with enclosed shower cubicle and wall mounted gas fired central heating boiler (serviced annually)



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OUTSIDE

Established gardens to the front and rear including flowerbeds, shrubs, patio and grassed areas. Recently block-paved driveway to the front; Water tap to the side and;

DETACHED GARAGE

Up and over door, 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.

