



PROCTORS
ESTATE AGENTS

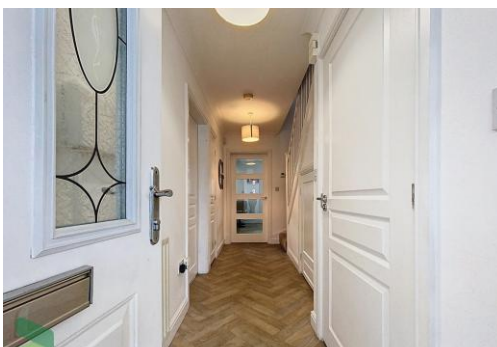
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66 Beaumont Way, Darwen

£310,000

Proctors Estate Agents are pleased to present to the market this modern built four bedroom detached property enjoying an enviable cul-de-sac location in this popular and convenient residential development of Clearwater Village. The property provides comfortable family living arranged over two floors and is close to all local amenities and within easy reach of Darwen Town Centre, the M65 and Blacksnape Playing Fields. The property comprises of; entrance porch, hallway, a two-piece cloakroom, a dining room, a large kitchen with 'open plan lounge area', a converted garage to the ground floor. To the first floor there are four bedrooms (one with en-suite) and a family bathroom. Gas central heating and PVC double-glazing are both installed. Externally to the front there is a double driveway providing off road parking and easy to maintain garden with astroturf grass to the rear (the astroturf and land drains were installed approx. 7 years ago). Viewing is highly recommended.



66 Beaumont Way, Darwen

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. From here turn right onto Beaumont Way, follow the road right round to the cul-de-sac towards the end of the road and the property is on the right-hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALLWAY

Radiator, understairs storage cupboard

TWO-PIECE CLOAKROOM

Low-level WC, wash hand basin, PVC double-glazed window, radiator

DINING ROOM

11' 7" x 8' 10" (3.53m x 2.69m) PVC double-glazed window, radiator

FULLY FITTED KITCHEN

16' 11" x 8' 10" (5.16m x 2.69m) Wall and floor units including drawers, four plate gas hob, built in under oven, extractor hood, stainless steel one and a half bowl single drainer sink unit, plumbed for automatic washing machine, plumbed for dishwasher, tiled flooring, spot-lighting, PVC double-glazed window, radiator, open through to;

LOUNGE

16' 2" x 11' 2" (4.93m x 3.4m) PVC double-glazed French doors (leading to rear garden), two PVC double-glazed windows, radiator, spot-lighting

CONVERTED GARAGE

18' 0" x 8' 0" (5.49m x 2.44m) Wall and floor units, PVC double-glazed window, wall mounted gas fired central heating boiler unit



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

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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FIRST FLOOR

Landing, spindled balustrade



BEDROOM 1

15' 4" x 10' 4" (4.67m x 3.15m) Two PVC double-glazed windows, radiator



EN-SUITE SHOWER ROOM

Double walk in shower cubicle, low-level W.C, pedestal wash hand basin, partially tiled walls, PVC double-glazed window, radiator



BEDROOM 2

14' 7" x 9' 6" (4.44m x 2.9m) PVC double-glazed window, radiator



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BEDROOM 3

7' 9" x 7' 5" (2.36m x 2.26m) Fitted units, PVC double-glazed window, radiator

BEDROOM 4

10' 10" x 8' 7" (3.3m x 2.62m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower and screen, low-level W.C, pedestal wash hand basin, partially tiled walls, PVC double-glazed window, radiator



OUTSIDE

A driveway to the front providing off road parking. There is an easy to maintain garden with 'Astro Turf' grass area to the rear and a paved area.

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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