



PROCTORS

ESTATE AGENTS

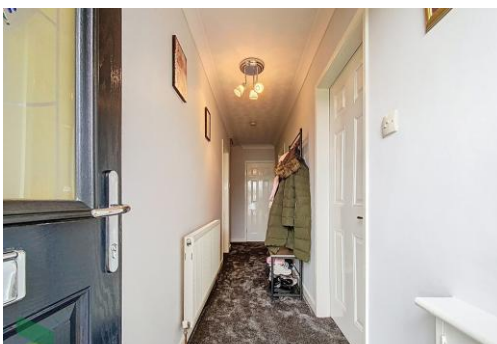
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15 Thirlmere Drive, Darwen

£199,950

A well maintained, mature semi-detached true bungalow situated in this popular and sought after residential locality of Pothouse. The property provides well proportioned living accommodation with two double bedrooms (one gives access to the rear garden), lounge with feature fireplace, generous size fitted dining kitchen, three - piece family bathroom with shower. Benefits include gas central heating and PVC double-glazed windows. Externally there is driveway that could accommodate 3 cars, a garage with power and light and to the rear there is an easy to maintain paved garden with timber shed, greenhouse, mature plants and shrubs and a hidden veg plot/clothes drying area. All amenities are nearby within the area and the town centre, along with the motorway network are easily accessible. Viewing is highly recommended.



15 Thirlmere Drive, Darwen

LOCATION

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALLWAY

Composite front door with double-glazed units, meter cupboard, built in storage cupboard, loft access via drop-down ladder

BEDROOM 1

12' 7" x 9' 9" (3.84m x 2.97m) PVC double-glazed window, radiator, a range of fitted furniture

LOUNGE

15' 2" x 11' 8" (4.62m x 3.56m) PVC double-glazed window, feature fireplace with electric coal effect fire, radiator

FITTED DINING KITCHEN

18' 4" x 10' 10" (5.59m x 3.3m) Fitted wall and floor units including drawers, large pull-out larder unit, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in double ovens, plumbed for automatic washing machine, tiled splash-backs, LED plinth lighting, single-glazed window, door through to;

SUN ROOM

10' 3" x 7' 2" (3.12m x 2.18m) PVC roof, PVC double-glazed windows and exterior doors, radiator

BATHROOM

'P' shaped panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, acrylic panelled ceiling with spotlighting, PVC double-glazed window

BEDROOM 2

10' 3" x 8' 8" (3.12m x 2.64m) PVC double-glazed double doors to rear garden, radiator

OUTSIDE

Three car drive to garage, enclosed easy maintenance rear garden with paving, mature planting, timber shed, greenhouse and secluded veg patch/clothes drying area



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band C
Blackburn with Darwen Borough Council
TBC

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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GARAGE

Up and over 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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