



# PROCTORS

ESTATE AGENTS

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**57 Chapter Road, Darwen**

**£265,000, Chain free!**

Attractive brick built detached house situated on this much sought after residential development off Priory Drive, on the fringe of town centre and within easy reach of all surrounding towns and motorway network. Briefly comprises; entrance hall, ground floor WC, converted garage provides a sitting room/4th bedroom/home office, open plan lounge and dining room, a conservatory, a fitted dining kitchen open to utility. First floor, three bedrooms (one with en-suite shower room and all have storage), and a family bathroom. Gas central heating (boiler new 2022) and PVC double-glazed windows are installed throughout. Externally there is an enclosed garden to the rear and a double driveway to the front. Viewing is recommended.





# 57 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.

## ACCOMMODATION

### ENTRANCE HALL

PVC front door with double-glazed units, tiled flooring, radiator, coving to ceiling

### CLOAKROOM/WC

Wash hand basin, low level WC, radiator, tiled floor, extractor

### SITTING ROOM/4TH BEDROOM/OFFICE

13' 2" x 7' 5" (4.01m x 2.26m) PVC double-glazed window, radiator, laminate flooring, built in storage cupboard

### FITTED DINING KITCHEN

11' 8" x 8' 2" (3.56m x 2.49m) Fitted wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in double oven, stainless steel extractor hood, tiled splash-backs, tiled floor, radiator, PVC double-glazed window, open through to;

### UTILITY ROOM

### OPEN PLAN LOUNGE AND DINING ROOM

19' 5" x 8' 9" (5.92m x 2.67m) Feature fireplace, living flame gas fire, tiled floor, radiator, PVC double glazed sliding doors to rear garden, under stairs storage cupboard, half glazed door through to;

### CONSERVATORY

12' 5" x 8' 6" (3.78m x 2.59m) PVC roof, PVC double glazed windows, tiled floor, PVC double glazed double doors to rear garden

## FIRST FLOOR

Landing, PVC double glazed window, built in cupboard, loft hatch



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.

## 57 Chapter Road, Darwen

### BEDROOM 1

11' 2" x 10' 4" (3.4m x 3.15m) Measurements up to fitted wardrobes with three sliding mirrored doors, Two PVC double-glazed windows (views towards Darwen Tower), radiator, laminate flooring



### EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, vanity wash hand basin with storage below, low level WC, heated towel rail, PVC double-glazed window, extractor fan



### BEDROOM 2

9' 4" x 8' 7" (2.84m x 2.62m) PVC double-glazed window, radiator, built in cupboard



### BEDROOM 3

8' 7" x 8' 2" (2.62m x 2.49m) PVC double-glazed window, radiator, built in cupboard, laminate flooring



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FAMILY BATHROOM

Panelled bath with shower attachment and screen over, vanity wash hand basin, low level WC, heated towel rail, extractor fan



OUTSIDE

Double driveway to the front and enclosed garden to the rear with timber fencing, a large recently paved patio, a raised patio and two useful timber sheds. Gated access either side of the house/bin store

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.

