



PROCTORS

ESTATE AGENTS

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15 Rudyard Drive, Darwen

Offers Over £150,000 Chain Free!

Situated in this sought after and established residential area off Pole Lane, this mature three-bedroom semi-detached house offers a fantastic opportunity for buyers looking to renovate and add value. Briefly comprises; Entrance porch, living room with glazed double doors through to a spacious dining kitchen with patio door to the rear garden. First floor, three bedrooms, two are doubles and a three-piece bathroom with shower. Externally, there is a front garden and a two-car driveway with additional gardens to the right which could serve as additional parking. There is also an integral garage (subject to planning it could be ideal to convert to additional living). The rear garden is enclosed and has a paved patio, garden space and timber fencing.



15 Rudyard Drive, 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, turn right into Rudyard Drive and the property is situated on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold. 999 year lease at £7.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC front door, PVC double-glazed units, glazed door through to;

LIVING ROOM

17' 7" x 13' 1" (5.36m x 3.99m) Measurements into recess. PVC double-glazed window, radiator, fire surround, carpeted staircase and spindled balustrade to first floor, glazed sliding doors through to;

DINING KITCHEN

17' 7" x 9' 4" (5.36m x 2.84m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in oven, breakfast bar, tiled splash-backs, under stairs storage cupboard, PVC double-glazed window, radiator, PVC double-glazed sliding door (to rear garden), door through to;

INTEGRAL GARAGE

22' 7" x 10' (6.88m x 3.05m) Up and over door, two windows, back door to rear garden

FIRST FLOOR

Landing, PVC double-glazed window, spindled balustrade, loft hatch

BEDROOM 1

11' 4" x 10' 6" (3.45m x 3.2m) PVC double-glazed window, radiator, fitted wall-to-wall floor-to-ceiling wardrobes/storage cupboards with louvred doors,

BEDROOM 2

10' 6" x 9' 9" (3.2m x 2.97m) PVC double-glazed window, radiator

BEDROOM 3

8' 3" x 6' 9" (2.51m x 2.06m) PVC double-glazed window, radiator, storage cupboards



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£7.50 p.a.
Band B
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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FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, part tiled walls, built in cupboard that houses gas fired central heating boiler unit (approx. 5 years old), PVC double-glazed window

OUTSIDE

To the front there is a garden and a driveway that can accommodate 2 cars (this leads to the integral garage). To the rear there is an enclosed garden with paved patio and grassed areas along with timber fencing



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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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