



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

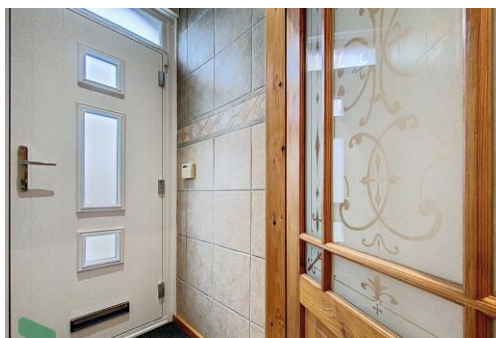


**10 Marilton Road, Blackburn**

**Offers Over £180,000**

WOW! This outstanding property has the 'wow' factor. Internal inspection is essential to be blown away by this fabulous house.

A nice looking front does not tell the story of this exceptional family sized home which has been modernised to the highest standards and which provides spacious living accommodation throughout. There are 2 large reception rooms (one leads onto a private south facing sun terrace) a superb full fitted galley kitchen, 4 bedrooms (2 with excellent fitted wardrobes), an en suite shower room and impressive family bathroom. It is appointed throughout with quality fixtures and fittings. It has gas central heating and PVC double glazing. It is conveniently situated for all local amenities, Royal Blackburn Hospital, Blackburn town centre and the railway station. Viewing is a must and highly recommended.



## 10 Marlton Road, Blackburn

### TENURE

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

### ACCOMMODATION

### ENTRANCE VESTIBULE

### LOUNGE

15' 9" x 12' 9" (4.8m x 3.89m) 2 Radiators, PVC double glazed window, wood flooring, wall mounted gas fire, spotlighting

### DINING ROOM

15' 7" x 15' 5" (4.75m x 4.7m) 2 radiators, wood flooring, open staircase, PVC double glazed patio doors, cupboard under stairs

### FULLY FITTED KITCHEN

23' 8" x 9' 6" (7.21m x 2.9m) Wall and floor units including drawers, stainless steel sink drainer unit, built in oven, gas hob, extractor, dishwasher, wine cooler, plumbed for washer, dryer, 2 chrome radiators, spotlighting, gas fired central heating boiler unit, tiled floor

### FIRST FLOOR LANDING

Storage cupboard, loft access (pull down ladder)

### BEDROOM 1

12' 4" x 11' 4" (3.76m x 3.45m) Fitted wardrobes, matching drawers, walk in wardrobe

### EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, chrome radiator, tiled walls and floor

### BEDROOM 2

Fitted wardrobes, PVC double glazed window, radiator

### BEDROOM 3

8' 11" x 7' 9" (2.72m x 2.36m) Radiator, PVC double glazed window

### BEDROOM 4

12' 8" x 7' 9" (3.86m x 2.36m) Radiator, PVC double glazed window

### FAMILY BATHROOM

Panelled bath, wash basin, WC, spotlighting, fully tiled walls and floor

### OUTSIDE

Flagged terrace (south facing) large timber shed



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band  
Blackburn with Darwen Borough Council  
74

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.



## 10 Marlton Road, Blackburn

### 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.



Proctors Darwen

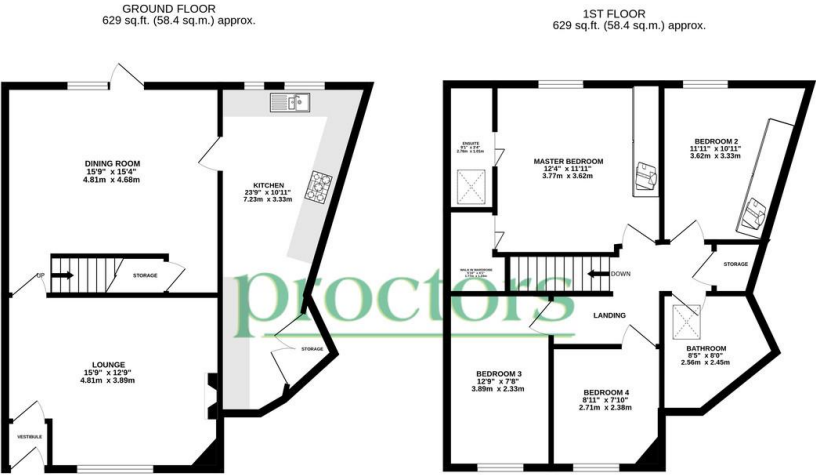
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10 MARLTON ROAD - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		