



PROCTORS

ESTATE AGENTS

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61 Chapter Road, Darwen

Offers Over £299,950

Very impressive detached house, situated in this much sought after residential locality off Priory Drive. The property must be viewed to appreciate the size of accommodation on offer. Briefly comprises; entrance hallway, cloakroom/WC, dining room with square bay window, sitting room/snug, living room with feature fireplace and patio doors, fully fitted dining kitchen with granite worktops and a range of integrated appliances. The first floor has four double bedrooms, one en suite shower room and a family bathroom with shower. PVC double-glazed windows (new 2 years ago, FENSE certified along with the front and back doors) and gas central heating. Outside there is a two car driveway to the front and enclosed garden to the rear.



61 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

HALLWAY

Composite front door with double-glazed units, wood effect flooring, radiator, staircase with chrome and wood balustrade to first floor

TWO-PIECE CLOAKROOM

Low level WC, wash hand basin, tiled splash-backs, extractor fan, wood effect flooring, radiator

SITTING ROOM

11' 9" x 8" (3.58m x 2.44m) Two PVC double-glazed windows, radiator, wood effect flooring, large storage cupboard (houses gas fired central heating boiler unit), wall mounted electric consumer unit

LIVING ROOM

14' 7" x 14' 6" (4.44m x 4.42m) Measurements into PVC double-glazed double doors (to rear garden), feature fireplace, living flame gas fire, wood effect flooring, radiator, wall lights

DINING ROOM

13' 3" x 9' 3" (4.04m x 2.82m) Measurements into PVC double-glazed square bay window, radiator, wood effect flooring

FITTED DINING KITCHEN

14' 4" x 9' 2" (4.37m x 2.79m) Fitted wall and floor units including drawers, black granite worktops, stainless steel five ring gas hob, extractor hood, integrated microwave, built in double oven, integrated washer-dryer machine, PVC double-glazed window, exterior door

FIRST FLOOR

Landing, radiator, built in cupboard, loft hatch

BEDROOM 1

12' 16" x 12' 2" (4.06m x 3.71m) 12'16 to 15'8. 12'2 up to fitted wall-to-wall floor-to ceiling wardrobes, two PVC double-glazed windows, radiator



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band D
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.

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EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, low level WC, wall hung wash hand basin, wall mounted mirror with LED light, heated towel rail, tiled walls and floor, extractor fan

BEDROOM 2

12' 4" x 8' 5" (3.76m x 2.57m) PVC double-glazed window, radiator

BEDROOM 3

10' 2" x 8' 4" (3.1m x 2.54m) PVC double-glazed window, radiator

BEDROOM 4

9' 4" x 6' 9" (2.84m x 2.06m) PVC double-glazed window, radiator, laminate flooring

FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, recessed shelving, extractor fan, PVC double-glazed window

OUTSIDE

Two car driveway to the front and enclosed garden to the rear with paved patio, raised decking and 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.

