



# PROCTORS

ESTATE AGENTS

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## 2 The Sidings, Darwen

**Offers Over £270,000 Chain Free!**

This is a rare chance to purchase a link detached true bungalow in a highly sought-after and well-established residential area. The current owner has lived here since it was built and has lovingly maintained the property over the years. While a little dated, the bungalow is offered at a realistic asking price, presenting the perfect opportunity for a buyer to add modern touches to their own taste. The accommodation comprises a hallway with storage, a spacious lounge with a feature fireplace, a fitted dining kitchen, and a main bedroom complete with fitted furniture, an en suite shower room, and double doors opening into a bright conservatory overlooking the large, privately enclosed rear garden. There is a second bedroom with fitted furniture and a three-piece bathroom. Further benefits include PVC double-glazed windows, gas central heating, a small front garden, and a driveway leading to the attached garage, which offers practical access to the rear garden. Bungalows in this area are rarely available, so early viewing is strongly recommended.





## 2 The Sidings, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road, continue then turn left into Grimshaw Street, turn left into The Sidings development and the property is on the right hand side.

### TENURE

We are advised by the vendor that the property was Leasehold £80 p.a. The family thinks they may have purchased the Leasehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### HALLWAY

PVC front door with double-glazed unit, radiator, built in storage cupboard,

#### FITTED DINING KITCHEN

11' 3" x 10' 2" (3.43m x 3.1m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, electric hob, built in oven, extractor hood, plumbed for dishwasher, plumbed for automatic washing machine, tiled splash-backs, tiled floor, spotlighting, PVC double-glazed window

#### LIVING ROOM

17' 3" x 10' 9" (5.26m x 3.28m) PVC double-glazed window, feature fireplace, living flame gas fire, radiator, coving to ceiling

#### BEDROOM 1

12' 1" x 11' (3.68m x 3.35m) Fitted wall-to-wall floor-to ceiling mirrored wardrobes, bedside sun it's, fitted cupboards over bed area, laminate flooring (glazed double doors to conservatory)

#### EN SUITE

Glazed and tiled shower enclosure, pedestal wash hand basin, electric shaver point, low level WC, radiator, fully tiled walls, spotlighting, extractor fan

#### CONSERVATORY

12' 3" x 9' 1" (3.73m x 2.77m) PVC roof, PVC double-glazed windows, radiator, PVC double-glazed double doors to privately enclosed rear garden

#### BEDROOM 2

10' 1" x 9' 8" (3.07m x 2.95m) PVC double-glazed window, floor-to-ceiling fitted mirrored wardrobes, radiator, laminate flooring



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£80  
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 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 attachment and mixer tap over, vanity wash hand basin set in marble worktop with storage below and oversized mirror above, low level WC, radiator, extractor fan, spotlighting, electric shaver point

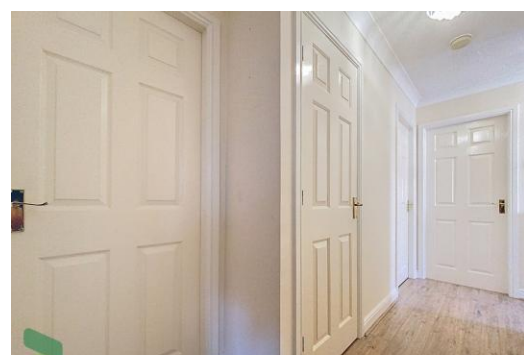


### OUTSIDE

Small garden area to the front and a generous size garden to the rear that is privately enclosed, lawn area, established plants and shrubs, timber fence and timber shed (both approximately 3 years old). In addition there is a wrought iron gate and large paved area that's ideal for BBQ access/storage

### DRIVEWAY TO ATTACHED GARAGE

Up and over door, power, light, wall mounted gas fired central heating boiler unit, door from rear garden



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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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