



PROCTORS

ESTATE AGENTS

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113 Manor Road, Bold Venture, Darwen

Offers Over £285,000

LOCATION

From Darwen Town centre leave on Borough Road, at the junction turn right onto Belgrave Road, follow the Road round into Manor Road.

TENURE

We are advised by the vendor that the property is 999 year Leasehold, they pay approximately £27.00 every five years. Any prospective purchaser should seek clarification from their solicitor.



113 Manor Road, Darwen

This mature semi-detached house is situated in the highly desirable area of Bold Venture within a stones throw of the park. It offers great potential for a growing family. The current owners are relocating to peruse their passion of setting up an animal sanctuary, making this a wonderful opportunity for new buyers to make the property their own. With its well-proportioned rooms, character features and sought-after location, this house presents a rare chance to secure a home with both charm and potential.

The accommodation comprises; entrance hall, living room with large square bay window, fitted dining kitchen with a range of units and direct access to the rear garden, the first floor has a family bathroom and double bedroom overlooking Manor Road and a second double bedroom with large square bay window. In addition there is a large attic room. The established and generous size gardens offer paved patio, covered entertaining area and a very useful workshop with two rooms that would suit a number of uses. Benefits from PVC double-glazed windows and gas central heating.

ACCOMMODATION

ENTRANCE HALL

Laminate flooring, staircase to first floor, radiator, large under stairs pantry cupboard

LIVING ROOM

15' 7" x 13' 7" (4.75m x 4.14m) Measurements into recess and into large PVC double-glazed bay window, tiled fireplace, radiator

FITTED DINING KITCHEN

15' 4" x 13' 3" (4.67m x 4.04m) Measurements into PVC double-glazed double doors (to rear garden), fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, stainless steel and glass extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit (approximately 3 years old), PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

15' 3" x 13' 7" (4.65m x 4.14m) PVC double-glazed window (overlooks Manor Road), radiator

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, built in cupboard, part tiled walls, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£14
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.

113 Manor Road, Darwen

BEDROOM 2 (CURRENTLY USED AS A SITTING ROOM)

12' 9" x 9' 3" (3.89m x 2.82m) PVC double-glazed square bay window, radiator



FROM FIRST FLOOR LANDING

A door, PVC double-glazed window, work station and shelving, and a staircase that gives access to;



ATTIC ROOM

14' x 13' 8" (4.27m x 4.17m) PVC double-glazed window



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OUTSIDE

Enclosed garden area to the front with lawn, established shrubs and mature hedging. To the rear there is a generous size enclosed garden with a very useful covered entertaining area, paved patio, greenhouse, lawn area, mature shrubs and hedging. To the far end of the garden is;

WORKSHOP/SUMMER HOUSE

15' 4" x 12' 8" (4.67m x 3.86m) PVC double-glazed double doors, two PVC double-glazed windows, and access to an additional room 12'2 x 6'2

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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