



PROCTORS

ESTATE AGENTS

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78 Roman Road, Darwen

£260,000 Chain Free!

This extended semi-detached true bungalow offers a practical layout and an ideal family/entertaining space. The entrance porch immediately offers practicality with storage, central hallway, there is an elegant living room, a dining room open through to a contemporary open plan fitted kitchen with a full range appliances, a large breakfast island, utility area and two 'lantern' roof windows allowing lots of natural daylight along with patio doors to the rear garden. In addition, there are two bedrooms (one is currently used as a home office and the main bedroom has fitted furniture), a stylish bathroom with shower. Benefits include gas central heating and PVC double-glazed windows. Outside there are easy to maintain gardens to the front and rear, the latter has a large concrete print drive way and the rear has composite decking, a covered area and a fabulous summerhouse/ home office with separate storage. Viewing a must to fully appreciate!



78 Roman Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road turning left onto Hardman Way, continue onto Sudell Road. Bear right onto Marsh House Lane. At the mini roundabout turn left onto Roman Road, continue ahead and the property is situated on the left hand side before the Pot House Lane turning.

TENURE

The vendor has informed us that the property is Freehold. Gov.uk also states Freehold. Any prospective buyers should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC front door with double-glazed units, shoe storage, glazed door through to;

HALLWAY

Laminate flooring, radiator

BEDROOM 2 (CURRENTLY USED AS A HOME OFFICE)

8' 10" x 8' 1" (2.69m x 2.46m) PVC double-glazed window, radiator

LIVING ROOM

14' 1" x 11' 2" (4.29m x 3.4m) PVC double-glazed window, radiator, spotlighting, inset for a television, feature built in storage, laminate flooring

DINING ROOM

11' 2" x 10' 2" (3.4m x 3.1m) Radiator, laminate flooring, open plan with step down to;

IMPRESSIIVE FULLY FITTED BREAKFAST KITCHEN

15' 8" x 14' 7" (4.78m x 4.44m) Fitted contemporary wall and floor units including drawers, electric hob, built in double oven, large breakfast island including inset basin with mixer tap and seating area, space and power point for 'American style' fridge-freezer, two feature lantern roof windows, vertical radiator, utility area plumbed for automatic washing machine, space for a tumble dryer, PVC double-glazed window, PVC double-glazed double doors to rear garden



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
N/A
Band B
Blackburn with Darwen Borough Council
E

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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BATHROOM

'L' shape paneled bath with shower, shower attachment and screen, recessed shelving, combination unit with vanity wash hand basin, storage and low level WC, heated towel rail, extractor fan, spotlighting, fully tiled walls



BEDROOM 1

11' 6" x 8' 5" (3.51m x 2.57m) PVC double-glazed window, radiator, fitted furniture



OUTSIDE

To the front there is astroturf, mature plants/shrubs and a concrete print driveway that can accommodate up to 3 cars. To the rear there is composite decking, astroturf for easy maintenance, a covered area (ideal for a hot tub). In addition there is a large;



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SUMMER HOUSE/HOME OFFICE

14' 5" x 9' 1" (4.39m x 2.77m) PVC double-glazed double doors, spotlighting, bar area, power and light. In addition it has separate access to a large store (9'2 x 7'4)



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.

