



PROCTORS

ESTATE AGENTS

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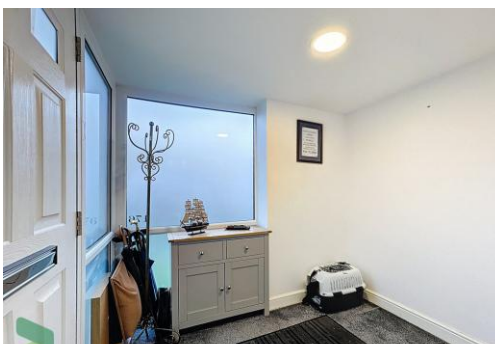


176 Marsh House Lane, Darwen

Offers In The Region Of £210,000

This detached true bungalow is located in a sought-after residential area, within walking distance of Blacksnape Playing Fields. The accommodation offers bright, spacious living throughout and briefly comprises: a large entrance porch, a generous open-plan lounge and dining area (currently used as a home office), and a fully fitted kitchen with a range of built-in appliances. There is also a spacious sunroom, an inner hall leading to two double bedrooms, and a stylish, fully tiled bathroom.

Additional features include gas central heating (with a new boiler installed in 2023), PVC double-glazed windows, a new roof fitted in 2023, and cavity wall insulation. The home is tastefully decorated in neutral tones with complementary flooring throughout.



176 Marsh House Lane, Darwen

Externally, there are gardens to both the front and rear - the rear garden being particularly generous and landscaped for easy maintenance. A driveway provides off-road parking and leads to an attached integral garage.

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and turn right onto Marsh House Lane. From here continue ahead, just past Clear Water Village and the second to last bungalow on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 16th January 1976, term 999. There is an absentee landlord. Any prospective purchasers should seek clarification from their solicitor.

SPACIOUS ENTRANCE PORCH

Composite front door, large double-glazed windows, radiator, interior door through to;

OPEN PLAN 'L' SHAPED LIVING ROOM AND DINING AREA

LIVING ROOM

17' 7" x 11' 1" (5.36m x 3.38m) Large PVC double-glazed window, feature fireplace with concealed lighting and electric fire, two vertical radiators, spotlighting to ceiling, open to;

DINING AREA (CURRENTLY USED AS A HOME OFFICE)

9' 2" x 8' 8" (2.79m x 2.64m) Spotlighting to ceiling

FULLY FITTED KITCHEN

8' 8" x 8' 1" (2.64m x 2.46m) Fitted 'Shaker' style wall and floor units including drawers, wine rack, stainless steel single drainer sink unit with mixer tap, black glass 'Bosch' four ring gas hob, built in under oven, stainless steel and glass extractor hood, integrated fridge-freezer, tiled splash-backs, tiled floor PVC double-glazed window, exterior door through to;

SUN ROOM

23' 9" x 7' 6" (7.24m x 2.29m) PVC roof, PVC double-glazed windows, electric wall heater, PVC double-glazed sliding door to rear garden, door through to;

INTEGRAL GARAGE

Power, light, stop tap, plumbed for automatic washing machine, electrically operated shutter door (to driveway)



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band C
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	TBC

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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INNER HALLWAY

Built in cupboard houses gas fired central heating boiler unit (new 2023, serviced annually), radiator, loft access via drop-down ladder

BEDROOM 1

13' 2" x 8' (4.01m x 2.44m) PVC double-glazed window, radiator, built in storage cupboard



BEDROOM 2

10' 2" x 10' (3.1m x 3.05m) PVC double-glazed window, radiator



BATHROOM

Paneled bath with shower attachment and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, PVC double-glazed window, fully tiled walls and floor, spotlighting and extractor fan



OUTSIDE

Small garden area to the front with mature hedging, driveway to the integral garage. To the rear there is an established and landscaped garden with lawn, mature plants and shrubs, timber and composite fencing, summer house



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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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