



PROCTORS

ESTATE AGENTS

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12 Weavers Mews, Darwen

Reduced to Offers Over £95,000 Chain Free!

A purpose built ground floor apartment situated on this modern courtyard development. It is conveniently close to all town centre amenities. The property comprises two bedrooms, a three-piece bathroom with shower and open plan lounge with fully fitted kitchen. Gas central heating, PVC double-glazing, burglar alarm and intercom access are all installed. Externally there are communal gardens and parking.

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street, and turn left onto Tockholes Road, at the junction carry straight on into Weavers Row. Turn right into Weavers Mews and the apartment block is on the right hand side.



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TENURE & SERVICE CHARGES

We are advised by the vendor the property is Leasehold; Service charges - £391.20 per quarter (£1,564.08 per annum), lease length is 999 years and it started in 2003. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Lift access to all floors, stairs access to all floors, individual post boxes

APARTMENT ENTRANCE HALLWAY

Two built in cupboards, radiator, intercom receiver

OPEN PLAN LOUNGE TO FULLY FITTED KITCHEN

22' 3" x 9' 11" (6.78m x 3.02m)

LIVING AREA

Two PVC double-glazed window, two radiators

FITTED KITCHEN

Fitted wall and floor units including drawers, four plate electric hob, built in under oven, extractor, stainless steel one and a half bowl sink unit, free standing washer/dryer, tiled splashbacks, laminate effect lino flooring.

BEDROOM 1

12' 8" x 15' 10" (3.86m x 4.83m) PVC double-glazed unit, radiator.

BEDROOM 2

12' 8" x 6' 8" (3.86m x 2.03m) PVC double-glazed window, radiator.

FULLY FITTED BATHROOM

Panelled bath with shower and screen, W.C, pedestal wash hand basin, extractor, tiled splashbacks, radiator, grey laminate effect lino flooring.

OUTSIDE

Parking bays, bike store, bin store, communal seating/garden areas

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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