



19 View Road, Darwen

75% Shared Equity £93,750

SHARED EQUITY. THE PURCHASER WILL PAY £93,750 & OWN 75% SHARE IN THE PROPERTY (MUST BE AGED 55 OR OVER). An attractive modern semi-bungalow true bungalow situated in this popular and convenient residential locality close to all amenities on Blackburn Road and the motorway network (J.4 M65). In our opinion the property has been lovingly maintained and offers immaculate living accommodation with the benefit of two bedrooms (one previously used as a dining room), spacious three-piece bathroom, attractive lounge (space for dining) with patio doors to beautiful communal rear gardens and a separate fully fitted kitchen. Gas central heating (boiler serviced annually), PVC double-glazed windows and emergency call system are all installed. In addition there is a parking bay. Viewing is recommended.



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LOCATION

From Darwen town centre leave on Blackburn Road towards Blackburn for approximately 1 mile. Turn right into View Road (its just after Hector Road) and the property is on the right hand side.

TENURE

Service charge/rent approximately £173.03 pcm (covers maintenance of communal garden areas, cleaning exteriors of windows, 24 hour emergency alarm/call system, boiler service, exterior décor, buildings insurance, maintenance of driveways). In addition the purchaser would cover the costs of contents insurance. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

PVC front door, built in cupboard (houses gas fired central heating boiler that is serviced annually), radiator, emergency pull cord

LIVING ROOM

15' 5" x 9' 9" (4.7m x 2.97m) PVC double-glazed double doors (to communal rear gardens), fire surround with electric fire, radiator, emergency pull cord

FULLY FITTED KITCHEN

11' 8" x 6' 8" (3.56m x 2.03m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, tiled splash-backs, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, PVC double-glazed window, emergency pull cord

BATHROOM

7' 7" x 7' 8" (2.31m x 2.34m) Panelled bath with mixer tap, shower and screen over, pedestal wash hand basin, low level WC, fully tiled walls, electric shaver point, heated towel rail, PVC double-glazed window, emergency pull cord



Tenure
Ground Rent
£173.03 pcm
Council Tax Band
Local Authority
EPC Rating

Leasehold
Service charge/rent approximately

Band B
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 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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BEDROOM 1

14' 6" x 9' 7" (4.42m x 2.92m) PVC double-glazed window, radiator, emergency pull cord

DINIING ROOM/BEDROOM 2

14' 6" x 9' 7" (4.42m x 2.92m) PVC double-glazed window, radiator, emergency pull cord

OUTSIDE

Beautiful communal gardens to the rear and parking bay for one car (opposite the property)

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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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