PROCTORS
ESTATE AGENTS

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1 Coniston Drive, Darwen

Offers Over £180,000 Chain Free!

A mature semi-detached dormer bungalow situated in this very popular and well-established residential locality of Pot House, enjoying a privately enclosed rear garden. The garage conversion offers potential for a number of uses and in our opinion, there is deceptively spacious living accommodation on offer. Briefly comprises entrance porch, sitting room, dining room/4th bedroom, bedroom 1, fitted kitchen, utility, inner hall with staircase to the first floor that offers two further bedrooms and a two-piece cloakroom/WC. Gas central heating and PVC double-glazed windows are installed throughout. Externally there is a generous block paved driveway, established front garden area and a privately enclosed rear garden. All amenities are nearby and the property is also convenient for surrounding towns and the motorway network. In our opinion the property requires some general improvement, however, we feel this is reflected in the realistic asking price.







1 Coniston Drive, Darwen

LOCATION
From Darwen town centre leave on Bolton Road, and turn left onto Hardman Way, continue onto Sudell Road. Bear right into Marsh House Lane, proceed to the mini roundabout and turn left into Roman Road. Proceed onto Pothouse and turn left onto Coniston Drive.

TENURE
We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

PORCH
PVC front door with double-glazed unit, PVC double-glazed window, glazed door through to;

SITTING ROOM
15' 2" x 12' 10" (4.62m x 3.91m) Measurements into recess. PVC double-glazed window, radiator, wall mounted electric fire, coving to ceiling

HALLWAY

DINING ROOM/4TH BEDROOM
10' 7" x 8' 1" (3.23m x 2.46m) PVC double-glazed window, radiator

BEDROOM 1
13' 2" x 10' 5" (4.01m x 3.18m) PVC double-glazed window, radiator, coving to ceiling

BATHROOM
Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled walls, PVC double-glazed window

FITTED KITCHEN
10' 9" x 10' 3" (3.28m x 3.12m) Measurements into PVC double-glazed window, fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, space for tumble dryer, tiled splash-backs, radiator, step down to;











Tenure	Freehold
Ground Rent	n/a
Council Tax Band	Band C
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	D

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.

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UTILITY AREA
9' 9" x 9' 3" (2.97m x 2.82m) PVC double-glazed window, PVC exterior door



LARGE ROOM WAS ORIGINALLY A GARAGE
16' 6" x 8' 7" (5.03m x 2.62m) Exterior door, PVC double-glazed window, wall mounted gas fired central heating boiler unit (approximately 3 years old), single-glazed window, gas meter, concealed storage



INNER HALLWAY
Radiator, built in cupboards, staircase to first floor

FIRST FLOOR
Landing



CLOAKROOM/WC
Low level WC, wash hand basin, built in airning cupboard

BEDROOM 2
12' 9" x 10' (3.89m x 3.05m) PVC double-glazed window, radiator, eaves access, built in cupboards



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BEDROOM 3
15' 8" x 5' 6" (4.78m x 1.68m) PVC double-glazed window, radiator, built in cupboards



OUTSIDE
Block paved driveway, and small garden area to the front with mature plants and shrubs along with an enclosed side garden area. To the rear there is a privately enclosed paved garden with brick-built store.



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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