



PROCTORS

ESTATE AGENTS

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32 Weavers Mews, Darwen

£100,000

This purpose built first floor apartment is situated on this modern courtyard development with well maintained communal gardens and parking bays. The deceptively spacious living accommodation is arranged on one floor and the communal entrance hall offers access via a staircase or loft. Briefly comprises private hallway, main bedroom with a 'Juliette balcony' and en suite shower room, a second double bedroom, three-piece bathroom, generous size living room with space for dining along with another 'Juliette balcony', a fitted kitchen and utility area. Benefits from gas central heating and PVC double-glazed windows. Externally there are communal gardens and parking bays. It is situated close to all town centre amenities. Viewing is recommended at this realistic asking price.



32 Weavers Mews, Darwen

LOCATION

From Darwen town centre leave on Blackburn Road, continue and turn left just after Lidl on to Vale Street and continue to the top. Turn left onto Tockholes Road, turn right into Weavers Mews (at the rear of the health centre), right again and the apartment blocks are facing on the right hand side. Number 32 is in the last block.

TENURE

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

BEDROOM 1

11' 3" x 11' 9" (3.43m x 3.58m) PVC double-glazed double doors to 'Juliette balcony', radiator, built in cupboard

EN SUITE SHOWER ROOM

Shower enclosure, pedestal wash hand basin, low level WC, extractor fan, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band C
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 2

11' 9" x 6' 4" (3.58m x 1.93m) PVC double-glazed window, radiator

BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, radiator, part tiled walls

LIVING ROOM WITH SPACE FOR DINING

17' 9" x 15' 3" (5.41m x 4.65m) PVC double-glazed doors to 'Juliette balcony', two radiators, open through to;

FITTED KITCHEN

9' 6" x 5' 5" (2.9m x 1.65m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, extractor hood, tiled splash-backs, door through to;

UTILITY AREA

Plumbed for automatic washing machine, radiator

OUTSIDE

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



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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.

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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