



PROCTORS

ESTATE AGENTS

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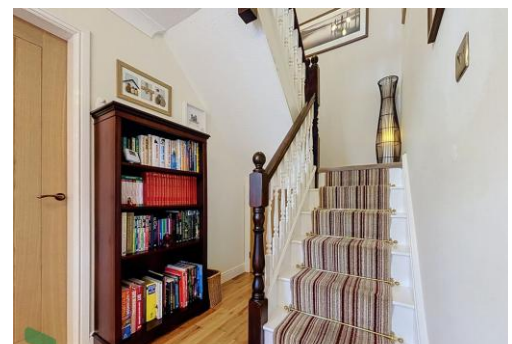


49 The Sidings, Darwen

Offers over £230,000

This outstanding semi-detached house is situated in an established and sought after residential area. In our opinion the property reflects the owners labour of love and it must be viewed to fully appreciate the immaculate accommodation on offer. Briefly comprises; entrance hall, elegant lounge with feature fireplace, impressive fully fitted dining kitchen with oak units and integrated appliances and direct access through to a conservatory. The first floor has three bedrooms (the main one has fitted furniture and an en suite shower room) and a stylish three-piece family bathroom. Gas central heating, PVC double-glazing and cctv and burglar alarm system installed throughout. Externally there are easy to maintain gardens to the front and rear, there is a block-paved driveway to accommodate 3 or 4 cars. Viewing a must!

LOCATION



49 The Sidings, Darwen

From Darwen town centre leave on Bolton Road, continue then turn left into Grimshaw Street, turn left into The Sidings development and the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £75 pa, on a 999 years lease from 01/07/1998). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

PVC front door with double-glazed unit, carpeted staircase to first floor, under stairs storage cupboard

LOUNGE

15' 7" x 9' 11" (4.75m x 3.02m) Measurements into recess. PVC double-glazed window, feature fireplace, gas fire, radiator, wall lights, coving to ceiling

FITTED DINING KITCHEN

15' 7" x 8' 9" (4.75m x 2.67m) Fitted oak wall and floor units including drawers, black granite worktops, stainless steel single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built in oven, glass and stainless steel extractor hood, concealed gas fired central heating boiler unit, tiled splash-backs, PVC double-glazed window, coving to ceiling, PVC double-glazed double doors through to;

CONSERVATORY

10' 8" x 7' 11" (3.25m x 2.41m) New Solid insulated roof, PVC double-glazed windows, tiled wood effect flooring, PVC double-glazed double doors (to rear garden)

FIRST FLOOR

Landing, spindled balustrade, loft access with a ladder and partially boarded loft

BEDROOM 1

12' 2" x 9' (3.71m x 2.74m) PVC double-glazed window, radiator, fitted furniture

EN SUITE SHOWER ROOM

Glazed and tiled shower unit, vanity wash hand basin with storage, low level WC, heated towel rail, extractor, tiled elevations and floor, PVC double-glazed window

BEDROOM 2



Tenure	Leasehold
Ground Rent	£75
Council Tax Band	Band B
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	C

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.

49 The Sidings, Darwen

8' 8" x 8' 7" (2.64m x 2.62m) PVC double-glazed window, radiator, coving to ceiling

BEDROOM 3

10' x 6' 7" (3.05m x 2.01m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower and mixer tap over, combination unit with wash hand basin, low level WC and storage, heated towel rail, part tiled elevations, tiled floor, extractor, PVC double-glazed window

OUTSIDE

Established gardens to the front and rear. In addition there is a block-paved driveway to the front/side, long enough to accommodate 3 cars

DETACHED GARAGE

17' x 9' 2" (5.18m x 2.79m) Up and over door, side door, power and light

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.



Proctors Darwen

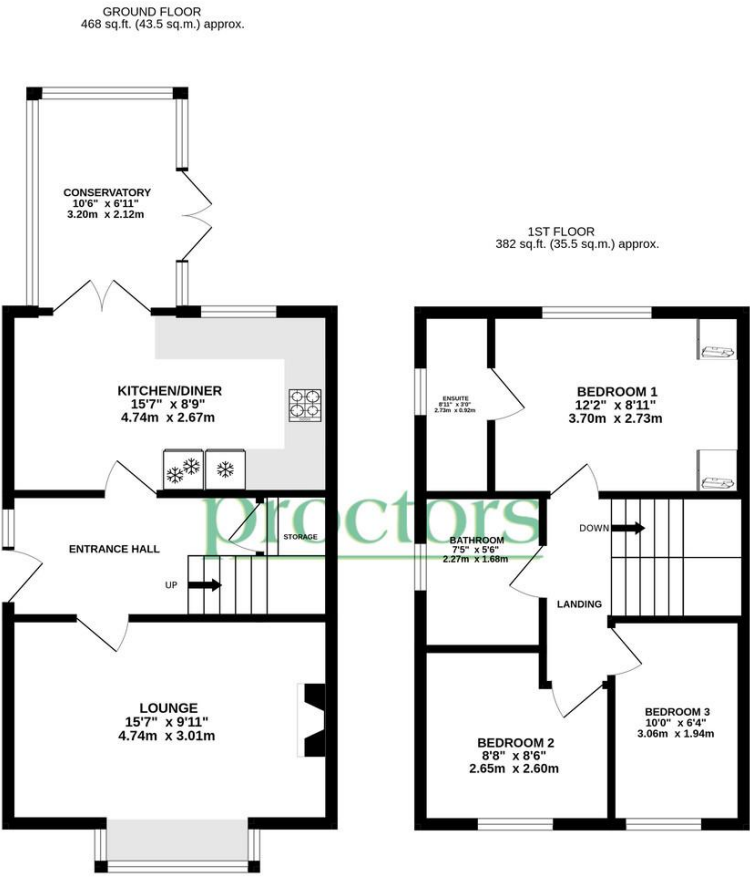
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49 THE SIDINGS - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		