



# PROCTORS

ESTATE AGENTS

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## 6 Maple Mews, Clearwater Village, Darwen

£300,000

Proctors are delighted to offer for sale this beautifully presented modern, five bedroom townhouse, located on the sought after clearwater village estate. The property is located close to Blacksnake playing fields, local schools and moorland walks. The spacious family sized accommodation is arranged over three floors and comprises; entrance hallway, fitted dining kitchen, utility room, a lounge (previously a 5th bedroom), first floor lounge, family bathroom and two bedrooms, the second floor offers a generous size main bedroom with fitted furniture and en suite shower room. Outside there is a block-paved driveway to the front a driveway with EV charging point, and an easy maintenance enclosed garden to the rear. In our opinion the accommodation is finished to a very high standard the property must be viewed to be fully appreciated!



## 6 Maple Mews, Clearwater Village, Darwen

### ACCOMMODATION

#### LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. From here turn right onto Beaumont Way, turn left onto Maple Mews and the property is on the right hand side.

#### ENTRANCE HALL

Radiator, spindled balustrade staircase, under stairs storage

#### GROUND FLOOR LOUNGE OR 5TH BEDROOM

16' x 8' (4.88m x 2.44m) PVC double glazed window, carpet flooring

#### UTILITY ROOM

6' x 2' (1.83m x 0.61m) Plumbing for a washer and dryer, laminate flooring

#### DINING KITCHEN

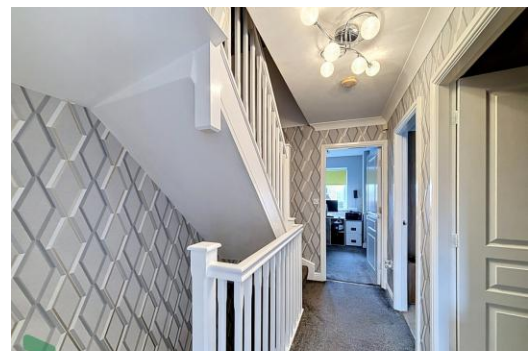
15' x 10' (4.57m x 3.05m) Fitted white gloss wall and floor units including drawers, granite sink, induction 5 ring hob, built in double oven, extractor hood, integrated dishwasher, plinth lights, spotlights, laminate flooring, patio doors into the garden

#### FIRST FLOOR

Landing, spindled balustrade

#### LOUNGE

15' x 10' (4.57m x 3.05m) PVC double doors, Juliet balcony



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£100  
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.

## 6 Maple Mews, Clearwater Village, Darwen

### FAMILY BATHROOM

7' x 5' (2.13m x 1.52m) Bath with shower over, vanity & wc unit, heated towel rail, fitted bathroom furniture, light up electric mirror, fully tiled



### BEDROOM 2

13' x 8' (3.96m x 2.44m) carpet flooring, PVC double glazed window



### BEDROOM 3/OFFICE

10' x 6' (3.05m x 1.83m) carpet flooring, PVC double glazed window



### 2ND FLOOR LANDING

Loft access, carpet flooring

### MAIN BEDROOM

15' x 13' (4.57m x 3.96m) Two double-glazed roof windows, built in high gloss grey bedroom furniture, carpet flooring



### EN SUITE TO MAIN BEDROOM

8' x 5' (2.44m x 1.52m) Shower cubicle, wc, vanity sink unit, light up electric mirror, heated towel rail, fully tiled



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### BEDROOM 4

10' x 15' (3.05m x 4.57m) PVC double-glazed window, radiator, built in storage cupboard

### OUTSIDE

Rear garden with artificial grass and paved area, also storage area for bins. Driveway to the front with EV electric car charging point

### TENURE

We are advised by the vendor that the property is Leasehold and the annual ground rent is approx £100 per annum. There is a yearly service charge of approx £90 per annum payable to the management company. Any prospective purchaser should seek clarification from their solicitor.

### 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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