PROCTORS
ESTATE AGENTS

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14 Orchard Park, Darwen

Offers Over £230,000

Unlike many modern detached houses, this attractive home offers a wonderfully bright, airy and spacious feel throughout. Situated within an established yet relatively little-known development, it enjoys a tucked-away position that many local residents may not even realise exists. Positioned at the far end of a quiet cul-de-sac, the property benefits from a particularly peaceful setting, with only a handful of neighbouring homes and virtually no passing traffic, creating a sense of privacy and seclusion. Briefly comprises; entrance vestibule, lounge, cloakroom/WC, integral access to the garage, fully fitted dining kitchen, first floor, three double bedrooms and a spacious 4pc family bathroom. Benefits from gas central heating and PVC double-glazed windows. The property is particularly economical to run, with gas and electricity costing approximately £100 per month and water charges just £24 per month. Viewing strongly recommend!







14 Orchard Park, Darwen

LOCATION
From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, turn right onto Heys Lane, left onto Orchard Park, turn right into the cul de sac and the property is at the far end of the cul de sac on the right-hand side.

TENURE
We are advised by the vendors that the property is Freehold. There is a historic commonhold that relates to the land £2 p.a. Any prospective buyers should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE
Composite front door, tiled floor, radiator, interior door through to;

LOUNGE
18' 6" x 10' 3" (5.64m x 3.12m) PVC double-glazed window, radiator, laminate flooring, staircase to first floor with feature shelving and spindled balustrade

INTERGRAL ACCESS TO GARAGE
15' 7" x 8' (4.75m x 2.44m) Up and over door, power, light, fitted storage units

CLOAKROOM/WC
Vanity wash hand basin with cupboards below, low level WC, heated towel rail, extractor fan, generous size under stairs storage cupboard

FITTED DINING KITCHEN
18' 8" x 8' 6" (5.69m x 2.59m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric point for cooker, stainless steel splash-backs, stainless steel extractor hood, wall mounted gas fired central heating boiler unit, plumbed for automatic washing machine, space and power point for fridge-freezer, spotlighting, PVC double-glazed window, PVC double-glazed patio door (to rear garden)

FIRST FLOOR
Landing, PVC double-glazed window, spindled balustrade

BEDROOM 1
14' 9" x 9' 7" (4.5m x 2.92m) Measurements up to fitted wardrobes, PVC double-glazed window, radiator











Tenure	Unknown
Ground Rent	
Council Tax Band	Band C
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	TBC

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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BEDROOM 2
11' 9" x 8' 4" (3.58m x 2.54m) PVC double-glazed window, radiator



BEDROOM 3
10' x 8' 5" (3.05m x 2.57m) PVC double-glazed window, radiator



FAMILY BATHROOM
11' 8" x 6' 5" (3.56m x 1.96m) Panelled bath, glazed and tiled corner shower enclosure, vanity wash hand basin with storage below, wall mounted mirrored wall cabinet, low level WC, radiator, tiled splash-backs, extractor fan, PVC double-glazed window



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OUTSIDE

Small lawn area to the front, double width driveway to integral garage. Gated access to each side of the property to an enclosed rear garden with timber fencing, paved patio and lawn

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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