



PROCTORS

ESTATE AGENTS

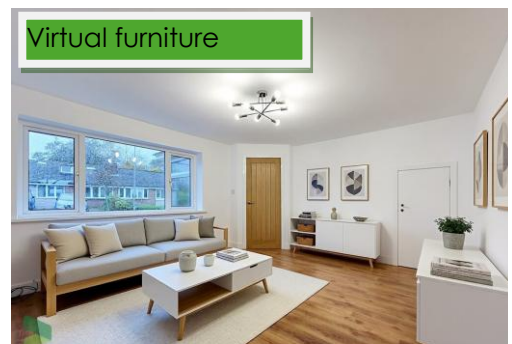
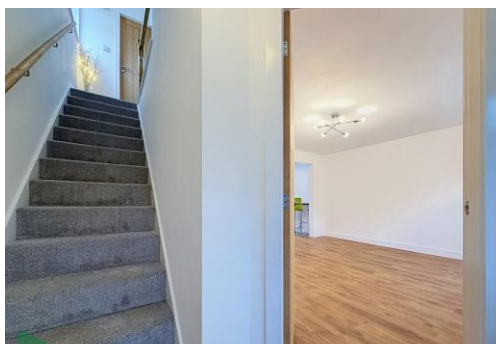
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75 Spring Vale Garden Village, Darwen

£220,000 Chain Free!

Nestled on a very generous plot away from the main estate of Spring Vale Garden Village, this beautifully presented mature semi-detached property offers the perfect blend of contemporary style and family comfort. The heart of the home is an open-plan living room through to an impressive newly fitted breakfast kitchen with white high-gloss units and built in appliances along with a conservatory that overlooks the new decked patio and the very large garden with large store (previously a garage). The first floor has three bedrooms-including two doubles-and a stylish, modern family bathroom with shower. Benefits from PVC double-glazed windows, gas central heating, oak interior doors, new neutral decor and new complimenting flooring throughout. This turnkey property is ready to move straight into. Early viewing is highly recommended to appreciate the quality finish and potential the garden and store have to offer!



75 Spring Vale Garden Village, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¼ mile and turn left into Grimshaw Street. Turn right at the junction into Sough Road, bear left into Cranberry Lane, right into Garden Village, follow the road round in the direction of Watery Lane and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor. There is an annual rent charge of £15 next payable in June. There is an annual licence fee of £62.50 for the additional plot of garden payable to the local authority.

ACCOMMODATION

ENTRANCE PORCH

PVC double-glazed windows, PVC front door, feature exposed bricks, PVC door through to;

HALLWAY

Staircase to first floor, oak interior door through to;

LOUNGE

14' 8" x 13' (4.47m x 3.96m) PVC double-glazed window, radiator, laminate flooring, under stairs storage cupboard, open plan through to;

NEWLY FITTED BREAKFAST KITCHEN

17' 8" x 8' 2" (5.38m x 2.49m) Fitted high-gloss white wall and floor units including drawers, black single drainer sink unit with mixer tap, stainless steel four ring gas hob with black splash-back, built in under oven, stainless steel and glass extractor hood, plumbed for automatic washing machine, space for tumble dryer, space and power point for 'American style' fridge-freezer, PVC double-glazed window, PVC double-glazed double doors through to;

CONSERVATORY

15' 9" x 8' 7" (4.8m x 2.62m) PVC roof, PVC double-glazed windows, PVC double-glazed double doors to large decked patio and large garden beyond



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
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 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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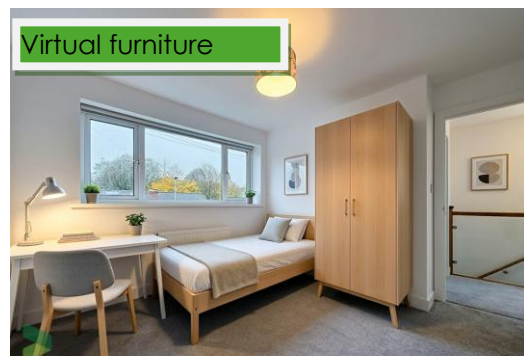
FIRST FLOOR

Landing, PVC double-glazed window, glass panelled balustrade with oak framework, loft access via drop-down ladder



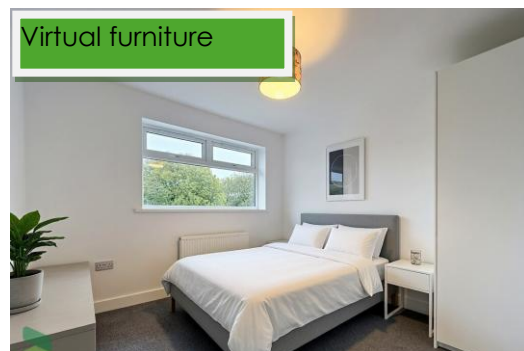
BEDROOM 1

11' 6" x 10' 7" (3.51m x 3.23m) PVC double-glazed window (overlooks the rear garden and Darwen Tower), radiator



BEDROOM 2

10' 7" x 9' 6" (3.23m x 2.9m) PVC double-glazed window, radiator



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BEDROOM 3

7' 9" x 7' 3" (2.36m x 2.21m) PVC double-glazed window, radiator



NEW BATHROOM

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



OUTSIDE

Driveway to the front providing off road parking for three cars. To the rear there is a new decked patio with practical storage below and steps down to very large garden with timber fencing, lawn, shrubs along with an outside water tap.



LARGE STORE (ORIGINALLY A GARAGE)

Side door

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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