



PROCTORS

ESTATE AGENTS

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8 Nave Close, Darwen

Offers over £240,000

Tucked away in the corner of a small, peaceful cul-de-sac just off Priory Drive, this attractive mature detached house occupies a generous corner plot with a private and well established rear garden. Viewing is recommended to fully appreciate the space, setting and potential with mature house has to offer. The property features three bedrooms on the first floor, one with fitted furniture, together with a three-piece family bathroom with shower. To the ground floor, the accommodation comprises a practical entrance porch, hallway with access to integral garage, three-piece shower room and a open plan living, dining room and fully fitted kitchen with a range of appliances. Further benefits include PVC double-glazed windows and gas central heating throughout. Outside there is a driveway providing off road parking and access to the integral garage. To the rear is a substantial, privately enclosed garden offering an excellent degree of privacy and an ideal space for relaxing and entertaining. Local amenities are all nearby and include shops, schools and bus services.



8 Nave Close, Darwen

LOCATION

From Darwen town centre proceed out along Bolton Road, turn left into Hardman Way and right into Redearth Road, continue into Sough Road, turn left into Pole Lane, left into Priory Drive, continue ahead and turn left into Cloister Drive then left into Nave Close and the property is at the far end of the cul de sac in the corner on the right.

TENURE

We are advised by the vendor the property is leasehold and the ground rent is £20 per annum. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC exterior door, meter cupboard, half glazed door through to;

HALLWAY

Staircase to first floor and integral access to garage

SHOWER ROOM

Corner shower enclosure, low level WC, pedestal wash hand basin, low level WC, heated towel rail, mainly tiled walls

OPEN PLAN LIVING ROOM, DINING ROOM AND FITTED KITCHEN

LIVING ROOM

19' 6" x 12' 5" (5.94m x 3.78m) Two PVC double-glazed windows, spotlighting, dining space

FITTED KITCHEN

10' 5" x 9' 6" (3.18m x 2.9m) Fitted wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, stainless steel and glass extractor hood, integrated dishwasher, tiled splash-backs, PVC double-glazed window

FIRST FLOOR

Landing, radiator (Loft is fully boarded with a ladder)

FAMILY BATHROOM

Panelled bath with waterfall tap, shower attachment, shower and screen, vanity wash hand basin with drawers below, low level WC, heated towel rail, PVC double-glazed window

BEDROOM 1

13' 7" x 9' 3" (4.14m x 2.82m) PVC double-glazed window (pleasant



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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outlooks), radiator

BEDROOM 2

11' 8" x 10' 4" (3.56m x 3.15m) PVC double-glazed window (pleasant outlooks), radiator

BEDROOM 3

8' 8" x 7' 3" (2.64m x 2.21m) PVC double-glazed window, radiator, fitted furniture including single bed with storage underneath

OUTSIDE

To the front there is a garden area and driveway to garage. The rear garden is a generous size, is well stocked, has seating area and is not overlooked

INTEGRAL GARAGE

Electric up and over door, power and light, plumbing for a washing machine and dryer

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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