



PROCTORS

ESTATE AGENTS

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42 Jacks Key Drive, Darwen

Offers over £300,000

Situated within a highly sought-after location on an established residential estate, this impressive four bedroom family home offers spacious and versatile accommodation, ideally positioned for convenient access to the A666 and surrounding transport links. The property briefly comprises; entrance porch, spacious hallway, generously proportioned open plan living room and dining room, at the rear there is a conservatory that takes full advantage of the outlooks over the private garden. The fitted breakfast kitchen is appointed with a range of quality fixtures, fittings and integrated appliances, all installed approximately 5 years ago. There is a useful cloakroom/WC and integral access to the garage (ideal for unloading shopping etc). The first floor has four bedrooms (one currently used as a home office), the main bedroom has an en suite shower room and a family bathroom with shower serves the three bedrooms. Outside there are gardens to the front and rear, the latter is privately enclosed, is well stocked and has two patio areas, ideal for outdoor dining and relaxation. Viewing is strongly recommended!



42 Jacks Key Drive, Darwen

LOCATION

From Darwen town centre leave on Bolton Road and continue for approximately one and a half mile, turn left into Jacks Key Drive, at the junction turn right into Jacks Key Drive, continue ahead 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.

ACCOMMODATION

ENTRANCE PORCH

PVC front door, feature exposed brick, half glazed door through to;

HALLWAY

Radiator

LIVING ROOM

15' 8" x 11' 8" (4.78m x 3.56m) PVC double-glazed window, feature fireplace, living flame gas fire, (gas fire is disconnected from gas supply) radiator, open through to;

DINING ROOM

10' 2" x 8' 7" (3.1m x 2.62m) Radiator, double-glazed sliding patio door through to;

CONSERVATORY

9' 6" x 5' 7" (2.9m x 1.7m) PVC double-glazed roof, radiator, PVC double-glazed windows, PVC double-glazed double doors to rear garden

FITTED BREAKFAST KITCHEN

14' 9" x 8' 1 6" (4.5m x 2.84m) Fitted high-gloss wall and floor units including drawers, granite worktops, black single drainer one and a half bowl sink unit with mixer tap, kitchen sink has a built in waste disposal in it. 'Neff' induction hob, stainless steel and glass extractor hood, two built in ovens (one 'hide and slide'), integrated dishwasher, integrated fridge, useful pantry/under stairs storage cupboard, PVC double-glazed window, tiled floor



Tenure	Freehold
Ground Rent	N/a
Council Tax Band	Band D
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 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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CLOAKROOM/WC

High-gloss combination unit with wash hand basin and low level WC, heated towel rail, tiled splash-backs, PVC double-glazed window

INTEGRAL GARAGE

16' 6" x 8' 6" (5.03m x 2.59m) Roller shutter door, power and light, wall mounted gas fired central heating boiler unit (approximately 5 years old), plumbed for automatic washing machine, exterior door

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

16' 58" x 8' 2" (6.35m x 2.49m) Measurements up to fitted wall-to-wall floor-to-ceiling wardrobes, PVC double-glazed window, radiator

EN SUITE SHOWER ROOM

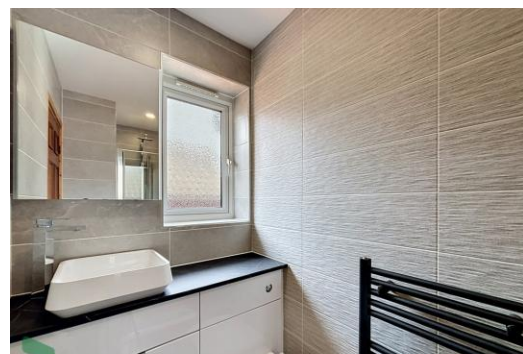
PVC double-glazed window, combination unit with wash hand basin, low level WC and storage, glazed and tiled shower enclosure, tiled walls, extractor fan

BEDROOM 2

9' 9" x 8' 67" (2.97m x 4.14m) PVC double-glazed window, radiator

BEDROOM 3

12' 5" x 8' 6" (3.78m x 2.59m) PVC double-glazed window, radiator



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BEDROOM 4 (CURRENTLY USED AS HOME OFFICE)

9' 49" x 6' 25" (3.99m x 2.46m) PVC double-glazed window, radiator, fitted workstation with shelving and cupboards



FAMILY BATHROOM

Panelled bath with shower, mixer tap and screen over, combination unit with wash hand basin and low level WC, heated towel rail, wall mounted mirror with LED lighting, fully tiled walls, spotlighting, extractor fan



OUTSIDE

Front lawned garden, steps to front door and driveway to the garage. To the rear there is a privately enclosed garden with two different level patio area, fencing, mature plants shrubs and a beautiful apple tree



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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