



# PROCTORS

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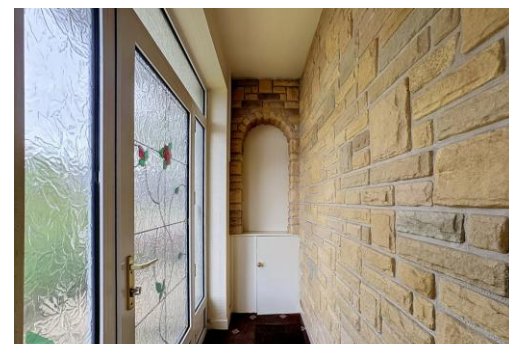
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**84 Roman Road, Darwen**

**Offers Over £210,000 Chain Free!**

This semi detached true bungalow is situated in this popular residential locality of Pothouse on the fringe of open countryside. Briefly comprises: entrance vestibule, spacious living room, fitted kitchen, a rear vestibule that would make an ideal utility room, three bedrooms (one with fitted furniture) and a four-piece bathroom. Benefits from PVC double-glazed windows, gas central heating, solar panels and two years ago it has an electrical rewire. In our opinion the property has been lovingly maintained however the realistic asking price reflects the fact that it is a little dated. Externally there are established gardens to the front and rear. There is a driveway to the front and an attached garage with electrically operated remote-controlled door. The property is convenient for surrounding towns and the motorway network.



## 84 Roman Road, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road turning left onto Hardman Way, continue onto Sudell Road. Bear right onto Marsh House Lane. At the mini roundabout turn left onto Roman Road, continue ahead and the property is situated on the left hand side before the Pot House Lane turning.

### TENURE

We are advised by the vendor that the property is Leasehold from 28th April 1964 for 999 years. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC front door, meter cupboard

#### LIVING ROOM

17' 6" x 11' 9" (5.33m x 3.58m) PVC double-glazed window, radiator, inset electric fire, wall lights, glazed door through to;

#### INNER HALL

Loft access via drop-down ladder (part boarded)

#### BEDROOM 1

14' 9" x 9' 9" (4.5m x 2.97m) PVC double-glazed window, radiator, fitted wardrobes and matching headboard

#### BEDROOM 2

11' 3" x 8' 4" (3.43m x 2.54m) PVC double-glazed window, radiator

#### FITTED KITCHEN

11' 2" x 10' 2" (3.4m x 3.1m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in oven, plumbed for dishwasher, PVC double-glazed window

#### REAR VESTIBULE

Maybe be ideal as a utility room with relevant plumbing works

#### SUN ROOM

11' 9" x 7' 29" (3.58m x 2.87m) PVC double-glazed sliding patio doors

#### BATHROOM

Shower enclosure, panelled bath with shower attachment, vanity wash hand basin with cupboards, low level WC, heated towel rail, acrylic ceiling, extractor fan, PVC double-glazed window



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Freehold

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.

## 84 Roman Road, Darwen

### BEDROOM 3

8' 7" x 8' 4" (2.62m x 2.54m) PVC double-glazed window, radiator, wall mounted gas fired central heating boiler unit



### OUTSIDE

Established gardens to the front and rear, the latter has a patio area, lawn and mature hedging

### ATTACHED SINGLE GARAGE

Electrically operated remote controlled up and over door



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### 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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