



PROCTORS

ESTATE AGENTS

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166 Sough Road, Darwen

£210,000

A very attractive and deceptive cottage property conveniently situated on the fringe of town close to all local amenities and schools. The property is an end of terrace facing and adjoining woodland areas. The accommodation has been much improved and has an impressive lounge, leading through double doors to a large fully fitted dining kitchen and a large conservatory. On the first floor there are three bedrooms (one with en-suite shower room), an attic room which has a Velux window, radiator and accessed by a folding ladder. There are cottage features with beamed ceilings and a feature fireplace. It has gas central heating, PVC double glazing and Karndean flooring. Externally there is an enclosed rear garden with lawned, decked and paved areas including a driveway to the front. Viewing is highly recommended.



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LOUNGE

15' 1" x 13' 5" (4.6m x 4.09m) Feature floor to ceiling brick fireplace with wood mantel, feature gas fire, open tread staircase with spindled balustrade, wall lighting, Karndean flooring, PVC double-glazed window, beamed ceiling, double doors to;



FULLY FITTED DINING KITCHEN

14' 5" x 13' 3" (4.39m x 4.04m) Full range of wall and floor units including drawers, stainless steel single drainer sink unit, gas hob, built in oven, extractor hood, integrated fridge/freezer, plumbed for automatic washing machine, gas fired central heating boiler unit, larder cupboards, wine rack, spot lighting, Karndean flooring, radiator, PVC double glazed window, PVC double glazed French doors (leading to rear garden) double doors through to;



CONSERVATORY

15' 0" x 9' 0" (4.57m x 2.74m) PVC double-glazed windows and French doors (leading to rear garden), Karndean flooring, radiator.



FIRST FLOOR

Landing



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
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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BEDROOM 1

13' 0" x 9' 10" (3.96m x 3m) Radiator, double glazed window.



ENSUITE SHOWER ROOM

Walk in shower, pedestal hand wash basin, w.c, radiator.

BEDROOM TWO

11' 10" x 7' 5" (3.61m x 2.26m) Fitted wardrobes and cupboards above, radiator, PVC double glazed window.



BEDROOM THREE

9' 3" x 6' 2" (2.82m x 1.88m) Fitted wardrobe, radiator, PVC double glazed window.



3 PIECE BATHROOM

Panelled bath with shower and screen, pedestal hand wash basin, w.c, radiator.



SECOND FLOOR

ATTIC ROOM

13' 5" x 9' 5" (4.09m x 2.87m) Accessed by a folding ladder, Velux double-glazed window, radiator, hanging space in alcoves.



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TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately $\frac{3}{4}$ mile and turn left into Grimshaw Street. Turn left at the junction into Sough Road and the property is on the right hand side.

OUTSIDE

Enclosed rear garden with decked and flagged areas. Driveway to the front providing off road parking.

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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