



PROCTORS

ESTATE AGENTS

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Wayside, Bolton Road, Darwen

Offers Over £550,000 Chain Free!

This impressive detached true bungalow is set back from the road with open aspects and with immediate access to A666 surrounding towns, Darwen, Bolton and Manchester. The accommodation offers generous size rooms, briefly comprises: Entrance porch, hall, sitting room with bow window (could be used as a 3rd bedroom), living room with feature fireplace, fitted dining kitchen with built in appliances, rear porch/utility room, sun lounge, two double bedrooms and a four-piece family bathroom with access to a large loft (could provide additional living with relevant planning permission). Benefits also from double-glazed windows (all have pleasant outlooks) and gas fired central heating. There is gated access to ample off-road parking and driveway to a large garage with workshop along with an enclosed rear garden that borders open fields. 'Viewing is essential'



Waysyde, Bolton Road, Darwen

LOCATION

From Darwen town centre leave Duckworth Street towards Bolton Road A666, the property is the second bungalow on the right-hand side just after the 'Ocean Palace' restaurant.

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, half glazed door through to;

HALLWAY

LIVING ROOM

20' 3" x 16' 6" (6.17m x 5.03m) PVC double-glazed window, feature fireplace, stove effect gas fire, coving to ceiling, glazed double doors through to;

SUN ROOM

11' 9" x 6' 2" (3.58m x 1.88m) Double-glazed roof, PVC double-glazed windows and hardwood double-glazed double exterior doors

SITTING ROOM/DINING ROOM OR 3RD BEDROOM

15' 7" x 12' 3" (4.75m x 3.73m) Measurements into recess and into PVC double-glazed bow window, gas fire (back boiler), radiator, coving to ceiling

FITTED DINING KITCHEN

18' 5" x 7' 9" (5.61m x 2.36m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, stainless steel extractor hood, built in double oven, PVC double-glazed window, door through to;

BEDROOM 1

13' 86" x 12' (6.15m x 3.66m) Measurements into PVC double-glazed bow window, radiator, coving to ceiling

BEDROOM 2

12' 8" x 10' 7" (3.86m x 3.23m) PVC double-glazed window, two radiators, coving to ceiling



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
Blackburn with Darwen Borough Council
E

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.

Waysyde, Bolton Road, Darwen

FOUR PIECE BATHROOM

12' 2" x 6' 45" (3.71m x 2.97m) Shower enclosure, panelled bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, PVC double-glazed window, wood panelled ceiling, access to large loft via drop-down ladder

REAR VESTIBULE/UTILITY

PVC double-glazed window, built in cupboard, plumbed for automatic washing machine, tiled floor

OUTSIDE

There is gated access to the front garden with block-paving giving ample parking, flowerbeds, mature laurel hedging along with a long driveway to the garage/workshop. At the rear there are steps up to an enclosed rear garden (bordering open fields), paved patio, flowerbeds, lawn area, two greenhouses

GARAGE WITH WORKSHOP

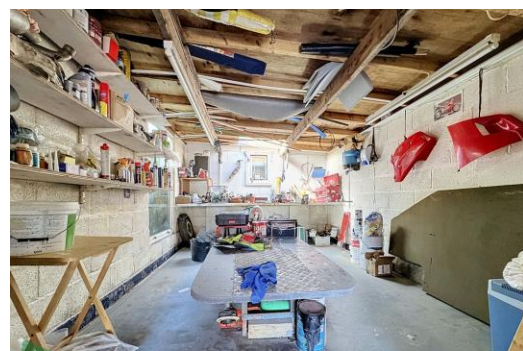
31' 55" x 14' 5" (10.85m x 4.39m) Roller shutter door, power, light, two double-glazed windows, skylight (the garage could accommodate 2 cars and it opens through to a workshop area)

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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