



# PROCTORS

ESTATE AGENTS

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## 206 Tockholes Road, Darwen

Reduced to offers over £350,000

A delightfully situated mature semi-detached house providing excellent family sized living accommodation. Constructed in the 1920's the property enjoys original character and charm along with open aspects over the surrounding areas. Briefly comprises; entrance hall, stylish sitting room with bay window, newly fitted open plan breakfast kitchen and living space, a conservatory, first floor, three bedrooms and a recently fitted three-piece family bathroom with shower. PVC and aluminium double-glazed windows are installed where stated, benefits include gas central heating, roof overhaul and electrical re-wire (2020). Externally there are privately enclosed and sheltered gardens to the rear, a driveway providing off road parking for 3 cars, a single detached garage and useful store with power and light. It is close to Sunnyhurst Woods, moorland walks, local amenities and the motorway network. In our opinion this would suit young families who would appreciate the thought and attention this contemporary accommodation has to offer. Viewing is essential!





206 Tockholes Road, Darwen

LOCATION

From Darwen town centre leave on Blackburn Road, turn left onto Earnsdale Road and continue into Sunnyhurst Lane, at the top turn left onto Tockholes Road the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease, approximately £5.00 p.a. absentee Landlord. Any prospective purchaser should seek clarification from their solicitor.

PLANNING NOTE

The property was granted planning permission for a two storey extension that would provide two additional bedrooms and two additional bathrooms.

ACCOMMODATION

ENTRANCE HALL

Feature stained glass, PVC front door, engineered wood flooring, feature exposed brick wall, radiator, shelving, original coving to ceiling, staircase to first floor

SITTING ROOM

15' 2" x 12' 3" (4.62m x 3.73m) Measurements into recess and into aluminium double-glazed bay window, fireplace with wood burning stove and tiled hearth, recessed shelving, engineered wood flooring

OPEN PLAN BREAKFAST KITCHEN AND LIVING SPACE

21' 8" x 11' 3" (6.6m x 3.43m) Measurements into recess and up to fitted wall and floor units including drawers, quartz worktops, inset sink with mixer tap, tiled splash-backs, engineered wood flooring, double-glazed aluminum window, large breakfast island with induction hob, space saving retractable extractor screen, built in oven and microwave, plumbed for dishwasher, integrated larder fridge, integrated larder freezer, utility cupboard that houses plumbing, power and space for a washing machine and tumble dryer

CONSERVATORY

13' 8" x 9' 2" (4.17m x 2.79m) PVC roof, PVC double-glazed windows and exterior door

FIRST FLOOR

Spindled balustrade, skylight



Tenure	Leasehold
Ground Rent	£5
Council Tax Band	Band D
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	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.

## 206 Tockholes Road, Darwen

### FAMILY BATHROOM (NEW 2023)

Panelled bath with shower, shower attachment, low level WC, vanity wash hand basin, part tiled walls, tiled floor, floor to ceiling storage cupboard, feature stained glass above the door, loft hatch through to partially boarded loft with storage

### BEDROOM 1

12' 9" x 11' 10" (3.89m x 3.61m) PVC double-glazed window with Tower View, radiator, built in cupboard, treated and exposed floorboards, coving to ceiling

### BEDROOM 2

14' 2" x 12' 3" (4.32m x 3.73m) Measurements into recess. Two PVC double-glazed windows with Tower View, cast iron fireplace, radiator, exposed and treated floorboards, original coving to ceiling

### BEDROOM 3 (CURRENTLY USED AS A HOME OFFICE)

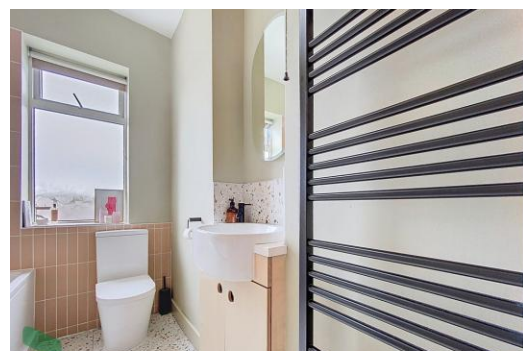
9' 6" x 9' 2" (2.9m x 2.79m) PVC double-glazed window (views towards Darwen Golf Club), radiator, feature paneled walls, exposed and treated floorboards

### OUTSIDE

To the front there is a driveway to accommodate three cars. To the rear there is a useful store that is plumbed for a washing machine. Stone steps lead down to a privately enclosed and sheltered garden with lawn, mature hedging, patio and flower beds

### DETACHED SINGLE GARAGE

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.

