PROCTORS
ESTATE AGENTS

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## 20 Marquis Close, Lower Darwen

**Reduced to £195,000 Chain Free!**

An attractive, lovingly maintained semi-detached bungalow situated in this quiet but convenient cul-de-sac close to all local amenities in Lower Darwen but also within easy reach of J4 of the M65 which is within approximately 1/2 mile. The accommodation briefly comprises; entrance hall with carpeted staircase to a spacious landing with fitted furniture and a separate double bedroom also with fitted furniture, the ground floor offers a bright living room with bay window, fitted breakfast kitchen, sun room with access to a beautifully enclosed rear garden, a dining room that was previously used as a bedroom, double bedroom with fitted wardrobes and an enclosed shower cubicle, a shower room/wet room suitable for disabled use. Benefits from gas central heating and PVC double glazed windows. Externally, there are well maintained gardens to the front and rear, a long driveway leading to a garage with an up and over door. Viewing is strongly recommended!

# 20 Marquis Close, Lower Darwen

## LOCATION
From Darwen Town Center leave on Duckworth Street follow A666, turn right onto Hollins Grove Street, continue onto Lower Eccleshill Road, at the roundabout continue straight ahead onto Greenbank Terrace, turn right onto Milking Lane, left onto Marquis Close, follow the road to the left and the property is on the right of the cul de sac.

## TENURE
To be advised

## ACCOMMODATION

## HALLWAY
PVC front door, radiator, staircase to first floor

## LIVING ROOM
15' 2" x 11' 3" (4.62m x 3.43m) Measurements into recess and into PVC double-glazed bay window, radiator, living flame gas fire, stone hearth continuing into TV and video shelving, wall lights

## DINING ROOM (PREVIOUSLY AS BEDROOM 2)
11' 1" x 9' 9" (3.38m x 2.97m) PVC double-glazed window, radiator

## FITTED BREAKFAST KITCHEN
10' 8" x 8' 5" (3.25m x 2.57m) Fitted wall and floor units including drawers, breakfast bar, stainless steel single drainer sink unit with mixer tap, four ring gas hob, built in double oven, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door through to;

## SUN ROOM
9' 4" x 8' (2.84m x 2.44m) PVC roof, PVC double-glazed floor-to-ceiling windows, PVC double-glazed sliding door (to rear garden)

## SHOWER ROOM/WET ROOM
Walk in shower, wash hand basin, low level WC, PVC double-glazed window, extractor fan

| | |
|---|---|
| Tenure | Freehold |
| Ground Rent | n/a |
| Council Tax Band | Band C |
| Local Authority | Blackburn with Darwen Borough Council |
| EPC Rating | D |

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

12' 4" x 11' 2" (3.76m x 3.4m) PVC double-glazed window, radiator, fitted wardrobes (5 doors), enclosed shower and recessed shelving

### FIRST FLOOR

Spacious landing, built in wardrobes

### BEDROOM 3

11' 9" x 11' (3.58m x 3.35m) PVC double-glazed window, radiator, fitted wardrobes

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### OUTSIDE

Gardens to the front and rear, the latter has steps down from the sunroom to a generous size lawn with established plants and shrubs (the rear timber fencing was new in 2025)

### DRIVEWAY TO GARAGE

Garage has power and light

### 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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