



PROCTORS

ESTATE AGENTS

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168 Marsh House Lane, Darwen

Reduced to Offers Over £180,000 Chain Free!

This mature three bedroom, semi-detached house is situated in this established residential locality, within easy reach of the town centre, Blacksnake playing fields, Hoddlesden village and links to M65 j.5. Briefly comprises; entrance hall, living room, fitted dining kitchen, first floor bathroom with shower, two of the bedrooms are doubles and the third is a box room. Benefits from PVC double-glazed windows, gas central heating and a new roof approximately 10 years ago. Externally there are gardens to front and rear, along with a driveway to garage. In our opinion the property has been very well maintained, however it is a little dated, we feel this is reflected in the realistic asking price.



168 Marsh House Lane, Darwen

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and turn right onto Marsh House Lane. From here continue ahead and the property is on the left hand side (across from Beaumont Way).

TENURE

We are advised by the vendor that the property is Leasehold. The ground rent has not been collected for a very long time as there is an absentee landlord. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

PVC front door with double-glazed units, radiator, staircase to first floor

LIVING ROOM

14' 6" x 13' (4.42m x 3.96m) PVC double-glazed window, radiator, coving to ceiling

FITTED DINING KITCHEN

17' 6" x 7' 3" (5.33m x 2.21m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, plumbed for automatic washing machine and dishwasher, wall mounted gas fired central heating boiler unit, tiled splash-backs, under stairs storage cupboard with utility meters, two PVC double-glazed windows, exterior door

FIRST FLOOR

PVC double-glazed window, loft hatch

BEDROOM 1

11' 8" x 9' 8" (3.56m x 2.95m) PVC double-glazed window, radiator

BEDROOM 2

9' 9" x 9' 5" (2.97m x 2.87m) PVC double-glazed window, radiator

BEDROOM 3/BOXROOM

8' 6" x 8' 1" (2.59m x 2.46m) PVC double-glazed window, radiator, built in cupboard

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, fully tiled walls, built in airing cupboard, PVC double-glazed window



Tenure
Council Tax Band
Local Authority
EPC Rating

Leasehold
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.

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OUTSIDE

Garden area to the front with lawn, enclosed, easy to maintain paved garden to the rear with flowerbeds and mature shrubs

GARAGE

Driveway to side leading to garage with up and over door, shared driveway.



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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.



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