



PROCTORS

ESTATE AGENTS

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3 Ashton Road, Darwen

Reduced to Offers in the region of £149,995, Chain free

A very attractive modern semi-detached house, situated in this quiet but convenient backwater and with open aspects towards Darwen Tower close to all amenities on Bolton Road

. The property provides ideal family sized accommodation with three bedrooms, a four-piece bathroom, a spacious lounge, fully fitted dining kitchen, a separate utility room and a ground floor W.C. It is pleasantly decorated throughout and has the benefit of gas central heating and PVC double-glazing. There are easy to maintain gardens to the front and rear. Viewing is highly recommended.



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LOCATION

From Darwen town centre leave on Bolton Road A666, at St Joseph Church turn left into Mill Gap Street, follow the road down and round to the right, at the top continue ahead and the property is situated on the right hand side.

TENURE

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

ACCOMMODATION

ENTRANCE HALL

Storage cupboard, PVC front door with double-glazed unit, radiator.

LOUNGE

15' 8" x 10' 8" (4.78m x 3.25m) PVC double-glazed window, two radiators.

FULLY FITTED KITCHEN

10' 8" x 10' 6" (3.25m x 3.2m) Wall and floor units including drawers, built in oven, four plate gas hob, extractor hood, stainless steel single drainer sink unit, spot-lighting, concealed gas fired central heating boiler unit, tiled splashbacks, PVC double-glazed window, radiator.

REAR VESTIBULE

PVC door with double-glazed unit.

UTILITY ROOM

6' 6" x 4' 5" (1.98m x 1.35m) Plumbed for automatic washing machine.

TWO-PIECE CLOAKROOM

Wash hand basin, low-level W.C, PVC double-glazed window, radiator.

FIRST FLOOR

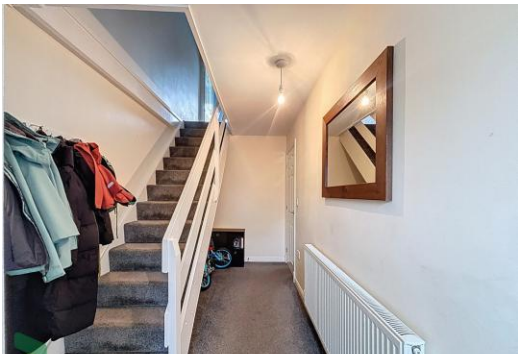
Landing, loft access.

BEDROOM 1

13' 9" x 13' 9" (4.19m x 4.19m) PVC double-glazed window, radiator.

BEDROOM 2

12' 10" x 8' 8" (3.91m x 2.64m) PVC double-glazed window, (views towards Darwen tower), radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band A
Blackburn with Darwen Borough Council
C

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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BEDROOM 3

8' 7" x 7' 0" (2.62m x 2.13m) PVC double-glazed window (with open aspects to Darwen Tower), radiator, built in wardrobe.

FOUR-PIECE BATHROOM

Panelled bath with shower attachment, walk in shower (newly installed Mira), low-level W.C, spot-lighting, PVC double-glazed window, radiator.

OUTSIDE

Easy to maintain gardens to the front and rear (AstroTurf to the front gardens)

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.



Proctors Darwen

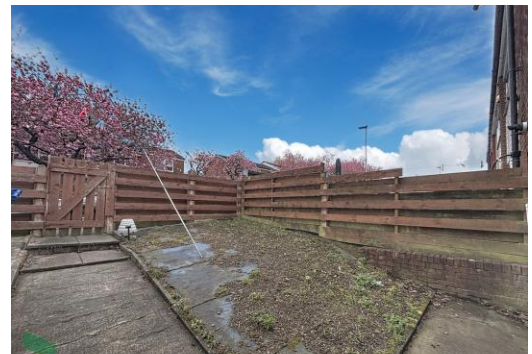
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