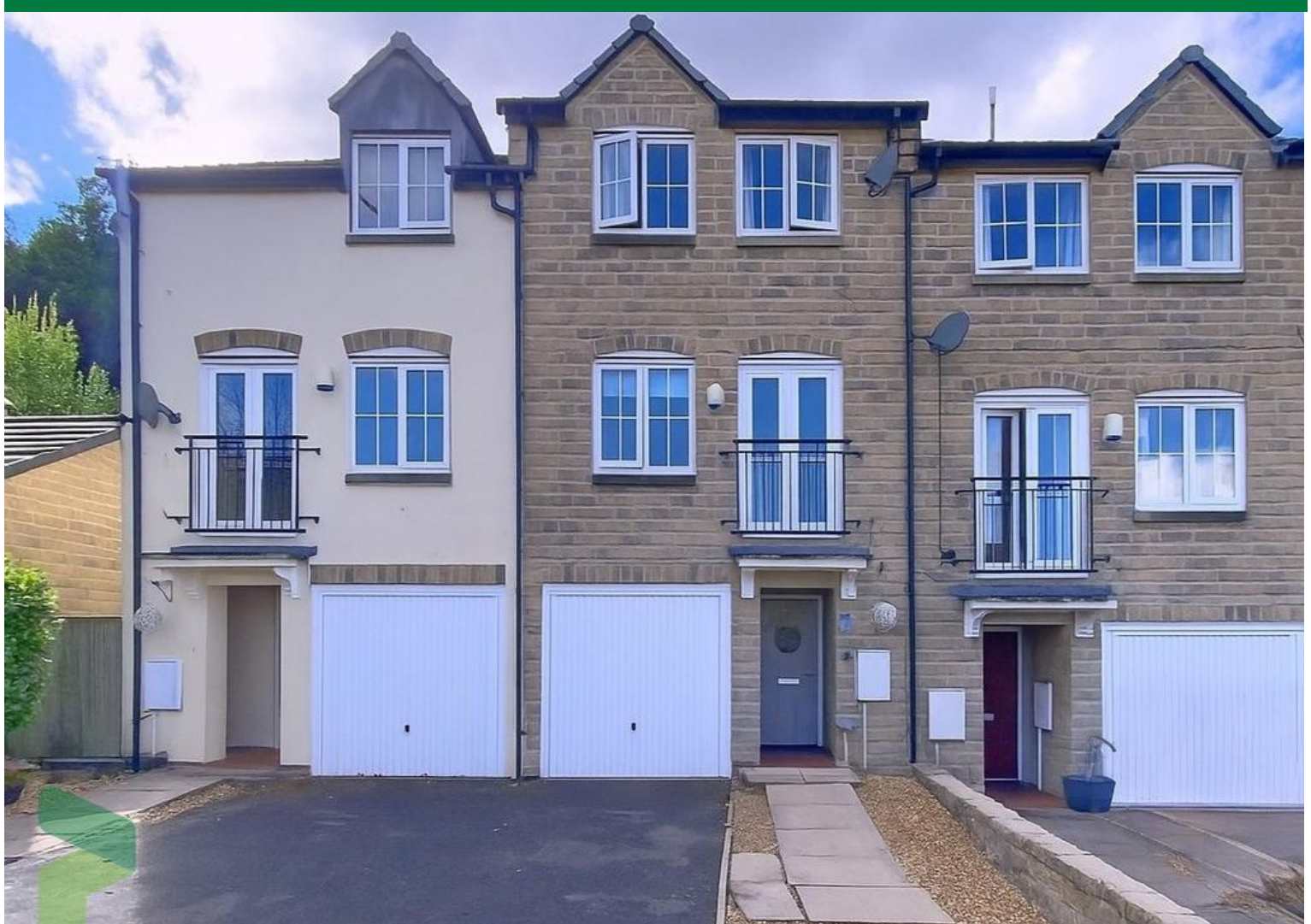




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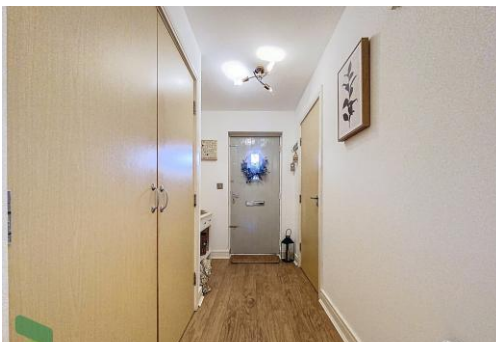
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
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11 Ainsworth Close, Darwen

Offers Over £190,000

A modern three-storey home with impressive views to the front over the town and a privately enclosed, recently landscaped rear garden. The ground floor comprises: spacious entrance hallway, with integral access to the garage, cloakroom/WC and spacious fitted dining kitchen with integrated appliances and direct access to the rear garden. On the first floor there is an attractive lounge enjoying the views with 'Juliette balcony', a double bedroom that is currently used as a playroom and a three-piece bathroom. The second floor offers a beautiful bright and spacious main bedroom with en suite shower room and far-reaching views in addition there is another double bedroom on this floor. Outside, the property benefits from a driveway to the front and gardens designed for ease of maintenance. In our opinion this versatile family home offers tastefully presented family accommodation at a very realistic asking price. Viewing is strongly recommended at this realistic asking price!



11 Ainsworth Close, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, turn right into Wraith Street, continue ahead and follow the road round into Ainsworth Close cul de sac and the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease, approximately £180.00 p.a (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

In addition there is a service charge of £184.48 p.a.

ACCOMMODATION

ENTRANCE HALL

Laminate flooring, built in storage cupboard

TWO PIECE CLOAKROOM

Pedestal wash hand basin, low level WC, radiator

INTEGRAL ACCESS FROM HALLWAY TO GARAGE

Up and over door, power, water and light

FITTED DINING KITCHEN

13' 9" x 8' 5" (4.19m x 2.57m) Fitted wall and floor units, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, stainless steel splashbacks, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, PVC double-glazed double exterior doors

FIRST FLOOR

Landing, spindled balustrade, radiator

LIVING ROOM

13' 9" x 12' 4" (4.19m x 3.76m) PVC double-glazed window, PVC double-glazed double doors to 'Juliette balcony', radiator

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, extractor fan, tiled splash-backs

BEDROOM CURENTLY USED AS A PLAYROOM

13' 9" x 8' 7" (4.19m x 2.62m) Two PVC double-glazed windows, wood effect laminate flooring, radiator.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£180 p.a.
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.

11 Ainsworth Close, Darwen

2ND FLOOR

Landing, large built in storage cupboard, radiator

BEDROOM 1

13' 8" x 11' 5" (4.17m x 3.48m) Two PVC double-glazed windows, radiator

EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, electric shaving point, radiator

BEDROOM 3

13' 9" x 8' 8" (4.19m x 2.64m) PVC double-glazed window, radiator, floor to ceiling fitted wardrobes.

OUTSIDE

Small garden area to the front, driveway to integral garage. Recently landscaped, privately enclosed rear garden with seating area



Proctors Darwen

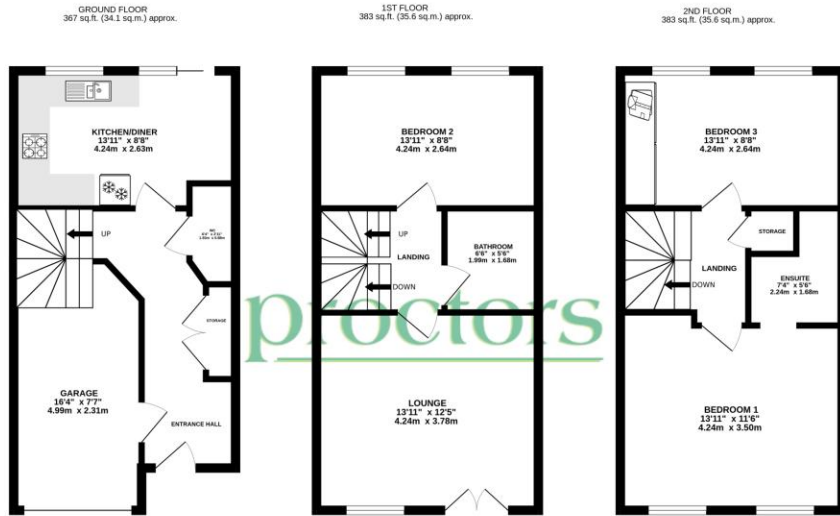
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11 Ainsworth Close, Darwen



11 AINSWORTH CLOSE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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