PROCTORS
ESTATE AGENTS

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7 Clemens Court, Earnsdale Road, Darwen

Reduced to Offers over £150,000, Chain free!

This purpose built first floor apartment forms part of a small and well-maintained development of just eight apartments arranged over two storeys, with allocated parking bays and attractive communal gardens. In our opinion, the property offers immaculate, ready to move into accommodation, for buyer agreed 55 and over. The apartment benefits from its own front door with a staircase leading to the first floor accommodation, currently fitted with a stairlift for convenience and accessibility. Briefly comprises spacious landing with storage, elegant lounge with bay window, fully fitted kitchen with high-gloss units and integrated appliances, two generous size bedrooms with fitted furniture and a bright and spacious wet room. The property combines comfort, privacy and practicality along with local amenities on hand on A666 Blackburn Road and within walking distance to the beautiful Sunnyhurst Woods.

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LOCATION
From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road and the property is on the left hand side (just past the church).

TENURE/SERVICE CHARGES
The 'Clements Court residents purchased the Leasehold several years ago, there are no leasehold charges, and they manage the servicing. There is a monthly service charge of £75, this covers buildings insurance, window cleaning and maintenance of outside communal area

ACCOMMODATION

ENTRANCE STAIRCASE
There is a chair lift in place that the vendor will include at the asking price. First floor landing with large built in storage and loft access (houses the gas fired central heating boiler unit).

BEDROOM 1
13' 11" x 9' 7" (4.24m x 2.92m) PVC double-glazed window, radiator, fitted wardrobes with feature lighting

BEDROOM 2
9' 7" x 9' 5" (2.92m x 2.87m) PVC double-glazed window (church view), radiator, fitted wall to wall wardrobes, built in cupboard, laminate flooring

LIVING ROOM
18' 1" x 15' 1" (5.51m x 4.6m) Measurements into PVC double-glazed square bay window, feature fireplace with electric fire, PVC double-glazed window

FULLY FITTED KITCHEN
8' 8" x 8' 4" (2.64m x 2.54m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, stainless steel extractor hood, built in oven, integrated microwave, integrated dishwasher, integrated frost free fridge / freezer, plumbed for automatic washing machine, extractor fan, kickboard heater, under unit lighting

WET ROOM
Wall mounted 'Mira' shower, vanity wash hand basin with storage below, spotlighting, extractor fan, heated towel rail, easy maintenance acrylic wall panelling

OUTSIDE
There is an allocated parking bay along with visitor parking and well maintained communal garden areas

Tenure	Leasehold
Ground Rent	
Council Tax Band	Band B
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	C

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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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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