



# PROCTORS

ESTATE AGENTS

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## 8 Cranberry Lane, Darwen

£275,000

Internal inspection is highly recommended to fully appreciate this modern detached house situated in this sought after residential locality on the fringe of town within easy access to local amenities and the surrounding countryside. The deceptively spacious living accommodation has been much improved and has an attractive lounge, fully fitted dining kitchen, conservatory, three bedrooms and a family bathroom. It is tastefully decorated throughout and has gas central heating and PVC double-glazing. Externally there are garden areas to the front and rear (low maintenance with decking and Astro turf). The garage has been converted into a "Garden room" with adjoining store. There is a two-car driveway to the rear with double gates providing privacy and there is a driveway to the front.



## 8 Cranberry Lane, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn left into Watery Lane. Turn right into Cranberry Lane and the property is on the left-hand side.

### TENURE

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

### ENTRANCE HALL

PVC double-glazed window, radiator

### LOUNGE

15' 1" x 14' 10" (4.6m x 4.52m) Measurements plus PVC double-glazed square bay window, wall mounted electric fire, two radiators, cupboard understairs

### FULLY FITTED DINING KITCHEN

18' 3" x 9' 8" (5.56m x 2.95m) Wall and floor units including drawers, single drainer sink unit, plumbed for automatic washing machine, two PVC double-glazed windows.

### CONSERVATORY

10' 0" x 8' 0" (3.05m x 2.44m) PVC double-glazed windows and French doors.

### FIRST FLOOR

Landing, PVC double-glazed window, loft access.

### BEDROOM 1

11' 10" x 10' 10" (3.61m x 3.3m) Built in wardrobes, PVC double-glazed window, radiator.

### BEDROOM 2

10' 10" x 10' 3" (3.3m x 3.12m) Built in wardrobes, PVC double-glazed window, radiator.

### BEDROOM 3

7' 6" x 7' 1" (2.29m x 2.16m) PVC double-glazed window, radiator.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
n/a  
Band C  
Blackburn with Darwen  
D

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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### FAMILY BATHROOM

7' 1" x 5' 5" (2.16m x 1.65m) Panelled bath with shower over, wash hand basin, W/C, PVC double-glazed window, fully tiled walls, radiator/towel rail.

### OUTSIDE

Garden areas to the front and rear (low maintenance with decking and Astro turf), two car gated driveway to the rear and a driveway to the front.

### 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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