



PROCTORS

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5 Windermere Drive, Darwen

£175,000 Chain Free!

A mature semi-detached dormer bungalow pleasantly situated in this quiet and well-established residential area of Pothouse. The property briefly comprises; entrance hall, sitting room or 3rd bedroom, three-piece shower room, living room, fitted dining kitchen and bedroom two with patio doors to a sun room. The first-floor dormer was added in the late 70's and offers a spacious bedroom. Benefits from PVC double-glazed windows where stated and gas central heating. Externally there are established and easy to maintain gardens to the front and rear with a long driveway leading to a detached garage. It is convenient for the motorway network M65 J5



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LOCATION

From Darwen town centre leave on Bolton Road, and turn left onto Hardman Way, continue onto Sudell Road. Bear right into Marsh House Lane, proceed to the mini roundabout and turn left into Roman Road. Proceed onto Pothouse and turn left onto Pothouse lane. Turn right into Ambleside Drive follow the road around into Windermere Drive.

TENURE

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

ACCOMMODATION

HALLWAY

Composite front door, radiator, under stairs storage cupboard

SITTING ROOM OR BEDROOM

8' 2" x 8' 2" (2.49m x 2.49m) PVC double-glazed window, radiator

SHOWER ROOM

Glazed corner shower enclosure, vanity wash hand basin with storage, low level WC, heated towel rail, double-glazed window, tiled floor, acrylic panelled walls

LIVING ROOM

15' 7" x 11' 4" (4.75m x 3.43m) Measurements into recess and into PVC double-glazed window, feature fireplace continuing into television shelf, electric fire, radiator

FITTED DINING KITCHEN

12' 4" x 11' 3" (3.76m x 3.43m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric point for cooker, tiled splash-backs, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, radiator, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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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SUN ROOM

10' 7" x 9' 5" (3.23m x 2.87m) PVC double-glazed windows, PVC double-glazed door too rear garden, tiled floor



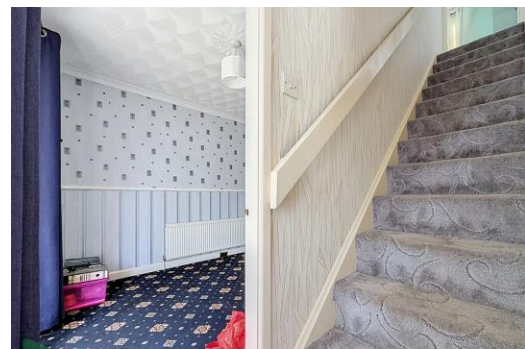
BEDROOM 1

12' x 8' 6" (3.66m x 2.59m) PVC double-glazed patio door (to sun lounge), radiator



STAIRCASE TO FIRST FLOOR

Landing, eaves access and storage



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BEDROOM 2

12' 7" x 12' 6" (3.84m x 3.81m) Measurements approximate. PVC double-glazed window, radiator



OUTSIDE

Easy maintenance garden to the front and rear, in addition there are wrought iron gates to a long driveway at the side of the property.

DETACHED GARAGE

Up and over door



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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