PROCTORS
ESTATE AGENTS

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



11 Weavers Mews, Darwen

Reduced to offers over £200,000, Chain free!

A modern, stone-built semi-detached house, situated in this established residential area close to all amenities in the town centre and within walking distance to Bold Venture and moorland trails. The accommodation is arranged over three floors and provides four bedrooms, one en suite shower room, a family bathroom, a lounge with French doors (leading to rear garden), a fully fitted kitchen and a two piece cloakroom/WC. Gas central heating and PVC double glazed windows are both installed. There are gardens to the front and rear along with a driveway to the side. There is a small area on the rear banking that has previously been treated for Japanese Knotweed, however this has a treatment plan in place which is now at the monitoring stage and is covered by an insurance backed guarantee up until 30/04/2033.







11 Weavers Mews, Darwen











TENURE
We are advised by the vendor that the property is Leasehold (ground rent is £100per annum paid to Simarc Property Management. The lease has a term of 999 years (from 01/01/2003). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL
Laminate flooring, radiator.

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

LOUNGE
15' 10" x 13' 5" (4.83m x 4.09m) PVC double-glazed French doors, two PVC double-glazed windows, laminate flooring, under stairs storage, two radiators

FITTED KITCHEN
11' 3" x 6' 4" (3.43m x 1.93m) Wall and floor units including drawers, stainless steel single drainer sink unit, four ring gas hob, built in oven, extractor, built in fridge-freezer, plumbed for automatic washing machine, gas fired central heating boiler unit, PVC double-glazed window, radiator.

FIRST FLOOR
Landing.

BEDROOM 2
13' 4" x 9' 9" (4.06m x 2.97m) Two PVC double-glazed windows, two radiators.

BEDROOM 3
10' 7" x 6' 6" (3.23m x 1.98m) PVC double-glazed window, radiator.

BEDROOM 4
7' 2" x 6' 6" (2.18m x 1.98m) PVC double-glazed window, radiator.

FAMILY BATHOOM
Panelled bath, wash hand basin, low level WC, part tiled elevations, PVC double-glazed window.

Tenure	Leasehold
Ground Rent	£100.00 per annum
Council Tax Band	Band C
Local Authority	Blackburn with Darwen
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.

11 Weavers Mews, Darwen

SECOND FLOOR
Two built in wardrobes, landing, radiator.

MASTER BEDROOM
11' 2" x 9' 11" (3.4m x 3.02m) Measurements plus PVC double-glazed bay window (with good outlooks over the surrounding area), radiator, storage cupboard.

EN-SUITE SHOWER ROOM
Walk in shower, wash hand basin, low level WC, radiator, double-glazed Velux window.

OUTSIDE
Gardens to the front and a small rear garden. Driveway to side to provide off road parking.


Views from Master Bedroom





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

11 Weavers Mews, Darwen











Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk