



PROCTORS

ESTATE AGENTS

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14 Windsor Road, Darwen

£165,000

A deceptively spacious garden fronted, bay windowed, mid terrace house situated in this very popular and sought after residential area. Situated on this tree-lined cul de sac street, the property in our opinion provides excellent family sized accommodation. There are two double bedrooms, a Jubilee three-piece shower room (new 2022), ground floor with entrance vestibule, hallway, sitting room with square bay window, living room/dining room and a separate fitted kitchen. PVC double-glazed windows and gas central heating are installed throughout. Internal inspection is recommended.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, 'Lyncrusta' to dado height, half glazed door through to;

HALLWAY

Original coving and architrave to ceiling, radiator

SITTING ROOM

16' 3" x 9' 9" (4.95m x 2.97m) Measurements into recess and into PVC double-glazed square bay window (stained glass and leaded upper), original coving to ceiling, picture rail, gas fire, radiator

LIVING ROOM/DINING ROOM

14' 1" x 13' 8" (4.29m x 4.17m) PVC double-glazed exterior door (to rear yard), original coving to ceiling, radiator, under stairs storage cupboard

SEPARATE FITTED KITCHEN

8' 8" x 7' 1" (2.64m x 2.16m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, hob, built in oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, concealed gas fired central heating boiler unit, PVC double-glazed window, radiator

FIRST FLOOR

Landing, spindled balustrade, storage cupboard

BEDROOM 1

13' 9" x 11' 7" (4.19m x 3.53m) PVC double-glazed window, radiator, a range of fitted wardrobes with matching bedside units



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band B
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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JUBILEE SHOWER ROOM (NEW SEPTEMBER 2022)

Large shower enclosure, pedestal wash hand basin, low level WC, radiator, large skylight, panelled ceiling with spotlighting

BEDROOM 2

11' 4" x 11' 4" (3.45m x 3.45m) PVC double-glazed window, radiator, fitted wall-to-wall wardrobes, fitted cupboards

OUTSIDE

Small garden area to the front, enclosed paved 'L' shaped yard to the rear with store

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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