



PROCTORS

ESTATE AGENTS

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1 Chapter Road, Off Priory Drive, Darwen

Reduced to £270,000, Chain free!

A six bedroom extended semi-detached property which has undergone a part renovation which requires further works to be carried out. The property has massive potential to be a stunning family home. The property is arranged over two floors and the ground floor comprises of an entrance vestibule, entrance hallway, a lounge, a modern fully fitted kitchen, a games room/living room/office, a utility room, the master bedroom with an en-suite shower room and a walk in wardrobe/possible wet room which needs completing. The first floor comprises five further bedrooms (two with en-suite shower rooms) and a four-piece family bathroom. Gas central and PVC double-glazing are both installed. Externally there is a large driveway providing off road parking, a rear garden with decked area. Viewing is highly recommended to fully appreciate the size of accommodation on offer.

ENTRANCE VESTIBULE



1 Chapter Road, Darwen

Door to;

ENTRANCE HALLWAY

Understairs storage cupboard, radiator

LOUNGE

14' 4" x 10' 10" (4.37m x 3.3m) Electric fire, PVC double-glazed window, radiator, wall lights, open through to;

MODERN FITTED DINING KITCHEN

23' 2" x 7' 10" (7.06m x 2.39m) Wall and floor units including drawers, built-in double oven, electric hob, extractor, single drainer sink unit with mixer tap, tiled splashbacks, PVC double-glazed window, modern vertical wall radiator, PVC Bifold doors (to rear garden)

UTILITY

9' 11" x 5' 2" (3.02m x 1.57m) Single drainer sink unit with mixer tap, plumbed for automatic washing machine, PVC double-glazed window and door

GAMES ROOM/LIVING ROOM

23' 10" x 13' 5" (7.26m x 4.09m) PVC double-glazed bi folding doors (to rear garden), spot-lighting

BEDROOM 1

17' 0" x 10' 7" (5.18m x 3.23m) PVC double-glazed window, radiator, spot-lighting

EN-SUITE SHOWER ROOM

Corner glazed and tiled walk in shower, low-level WC, pedestal wash hand basin, fully tiled walls (there is a provision for a wet room)

WALK IN WARDROBE/WET ROOM/OFFICE

11' 0" x 4' 9" (3.35m x 1.45m)

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 2

11' 11" x 10' 9" (3.63m x 3.28m) PVC double-glazed window, radiator, spot-lighting

EN-SUITE SHOWER ROOM

Glazed and tiled walk in shower, low-level WC, pedestal wash hand basin, chrome heated towel rail, fully tiled walls, PVC double-glazed window

BEDROOM 3

14' 6" x 8' 3" (4.42m x 2.51m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band C
Blackburn with Darwen Borough Council
C

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.

1 Chapter Road, Darwen

EN-SUITE SHOWER ROOM

Glazed and tiled walk in sower, low-level WC, pedestal wash hand basin, chrome heated towel rail, fully tiled walls,

BEDROOM 4

14' 2" x 8' 3" (4.32m x 2.51m) PVC double-glazed window, radiator

BEDROOM 5

10' 2" x 10' 9" (3.1m x 3.28m) Measurements to the back length, Fitted wardrobes, PVC double-glazed window, radiator

BEDROOM 6

8' 10" x 6' 3" (2.69m x 1.91m) PVC double-glazed window, radiator

FOUR PIECE FAMILY BATHROOM

Glazed and tiled walk in shower, panelled bath, pedestal wash hand basin, low-level WC, fully tiled elevations, spot-lighting, PVC double-glazed window, chrome heated towel rail

OUTSIDE

Garden to the rear with decked patio area, driveway to the front providing off road parking.

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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