



PROCTORS

ESTATE AGENTS

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17 Moorcroft, Lower Darwen, Darwen

£295,000

A large detached house enjoying a cul-de-sac location in this much sought after residential area close to the centre of Lower Darwen, with the primary school on Milking Lane and nearby access onto J4 of M65. The spacious living accommodation has 4/5 bedrooms (one on the ground floor) and would ideally suit the larger family. There is a through lounge with dining area, a fully fitted kitchen, separate utility room, 2-piece cloakroom and spacious conservatory on the ground floor along with the fifth bedroom/play room/house office. There are 4 first floor bedrooms (one with ensuite bathroom) and a family bathroom. Gas central heating (recent boiler) and PVC double glazing are both installed along with solar panels on the roof. There is a rear garden and a drive way to the front.

TENURE



17 Moorcroft, Lower Darwen, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator, wood flooring, open staircase, cupboard downstairs

2 PIECE CLOAKROOM

Wash basin, WC, chrome radiator/towel rail, fully tiled walls, PVC double glazed window

THROUGH LOUNGE

10' 10" x 18' (3.3m x 5.49m) Into PVC double glazed bay window, electric fire in fire surround, open to

DINING ROOM

10' 10" x 8' 8" (3.3m x 2.64m) Radiator, folding doors to

CONSERVATORY

13' 10" x 13' 9" (4.22m x 4.19m) PVC double glazed windows & french doors, radiator

FULLY FITTED KITCHEN

12' 3" x 8' 8" (3.73m x 2.64m) Wall & floor units including drawers, built in oven, gas hob, extractor, solid worktops with inlaid bowl 1/2 sink unit, spotlighting

UTILITY ROOM

8' 5" x 3' 10" (2.57m x 1.17m) Gas fired central heating boiler unit, plumbed for washer, PVC double glazed window

PLAYROOM/STUDY/BEDROOM 5

11' 9" x 8' 5" (3.58m x 2.57m) Radiator, PVC double glazed window

STAIRS TO FIRST FLOOR

LANDING

PVC double glazed window

BEDROOM 1

11' 0" x 11' 6" (3.35m x 3.51m) Plus fitted mirrored wardrobes, double radiator, PVC double glazed window

BEDROOM 2

9' 5" x 8' 11" (2.87m x 2.72m) Radiator, PVC double glazed window



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	75

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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BEDROOM 3

8' 10" x 7' 2" (2.69m x 2.18m) Radiator, PVC double glazed window

BEDROOM 4

7' 5" x 7' 3" (2.26m x 2.21m) Radiator, PVC double glazed window

FAMILY BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, fully tiled walls

OUTSIDE

Garden to the rear, lawned, decking, 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.



Proctors Darwen

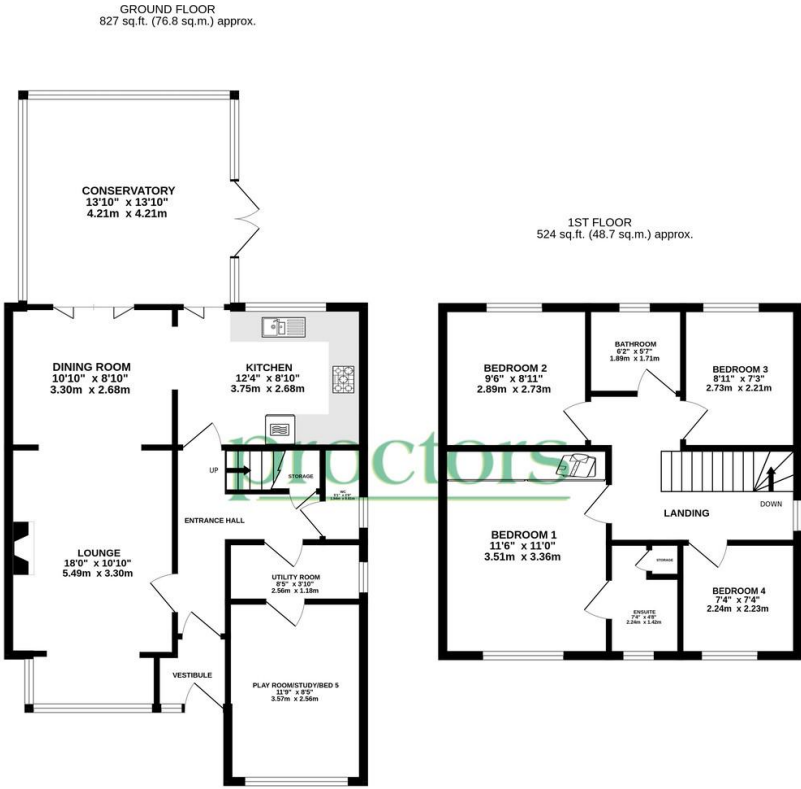
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17 MOORCROFT - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1351 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
13-38	F		