



# PROCTORS

ESTATE AGENTS

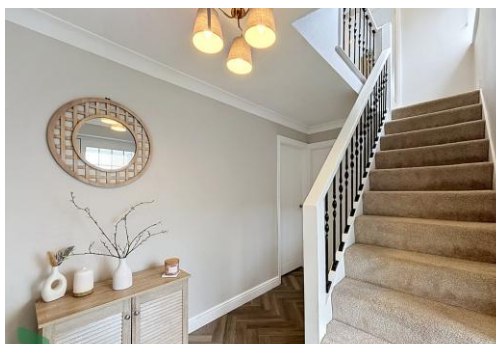
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 2 Rudyard Drive, Darwen, BB3 3LE

**“Offers Over” £270,000**

Nestled on a generous plot, this beautifully presented brick semi-detached property offers the perfect blend of contemporary style and family comfort. The heart of the home is a seamless, open-plan living and dining area featuring premium wood-effect 'Amtico' flooring and a striking custom media wall with an inset feature fire. This flows effortlessly into a bright sunroom/snug, where sleek aluminium bi-folding doors open out to a larger-than-average, privately enclosed rear garden-an idyllic backdrop for outdoor entertaining. The ground floor is completed by an entrance porch, a welcoming hallway, and a fully integrated kitchen with convenient internal access to the garage. Upstairs, you will find three bedrooms-including two generous doubles-and a stylish, modern family shower room. Benefits from PVC double-glazed windows, gas central heating, and a comprehensive security alarm system, this turnkey property is ready to move straight into. Early viewing is highly recommended to appreciate the finish and views on offer!



## 2 Rudyard Drive, Darwen, BB3 3LE

### TENURE

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

### LOCATION

From Darwen town centre proceed out along Bolton Road, turn left into Hardman Way and right into Redearth Road, continue into Sough Road, turn left into Pole Lane, turn right into Rudyard Drive and the property is situated on the right hand side.

### ACCOMMODATION

#### PORCH

PVC double glazed window, composite front door, glazed door through to;

#### HALLWAY

Carpeted staircase with wrought iron spindled balustrade, 'Amtico' wood effect herringbone flooring, under stairs storage cupboard

### OPEN PLAN LIVING AND DINING ROOM

#### LIVING ROOM

15' 4" x 11' 08" (4.67m x 3.56m) Measurement into feature media wall with inset remote controlled log effect electric fire, PVC double glazed window, 'Amtico' wood effect herringbone flooring, double radiator, wall lighting, open plan through to;

#### DINING ROOM

10' 4" x 9' 46" (3.15m x 3.91m) 'Amtico' wood effect herringbone flooring, wall lights, radiator

#### SNUG/GARDEN ROOM

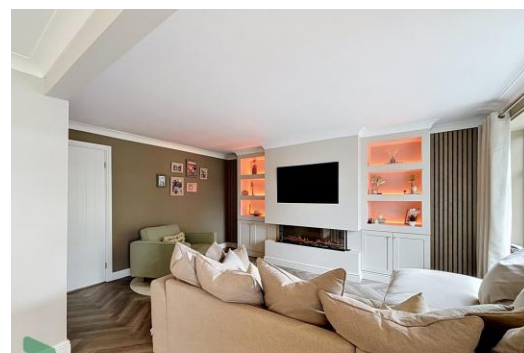
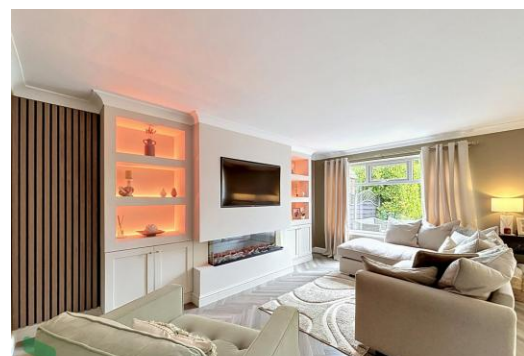
'Amtico' wood effect herringbone flooring, double radiator, wall lighting, PVC double-glazed windows, PVC double-glazed door, aluminium bi folding doors with direct access to garden

#### FULLY FITTED KITCHEN

11' 27" x 8' 8" (4.04m x 2.64m) PVC double glazed window, fitted wall and floor units including drawers, built in double oven, integrated dishwasher, electric hob, matt grey single drainer sink unit with spray mixer tap, matt grey vertical radiator, tile effect flooring, integral door to garage

#### GARAGE

21' 75" x 12' 07" (8.31m x 3.84m) Remote controlled electrically operated shutter door, PVC double glazed window, door leading to garden, gas fired central heating boiler unit, power and light, plumbed for automatic washing machine



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	72c

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.

## 2 Rudyard Drive, Darwen, BB3 3LE

### STAIRS TO FIRST FLOOR

#### FIRST FLOOR

Landing, PVC double glazed window, loft access via pull down ladder (has lighting)

#### BEDROOM 1

13' 61" x 11' 39" (5.51m x 4.34m) PVC double glazed window (views towards Darwen Tower and surrounding moorlands), double radiator

#### BEDROOM 2

13' 71" x 8' 98" (5.77m x 4.93m) PVC double glazed window (views towards Darwen Tower and surrounding moorlands), double radiator

#### BEDROOM 3

7' 03" x 8' 48" (2.21m x 3.66m) PVC double glazed window, radiator, built in shelving, feature wall

#### FAMILY SHOWER ROOM

Two PVC double glazed windows, large walk in shower, vanity unit with wash hand basin, mixer tap and storage, low level WC, wooden storage unit, matt grey heated towel rail, underfloor heating, extractor fan, Phillips hue mood lighting, tiled flooring

#### OUTSIDE

Double driveway to garage, elevated lawn to the front, larger than average enclosed rear garden with scenic views towards Darwen Tower and surrounding countryside, composite decking

#### 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](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

2 Rudyard Drive, Darwen, BB3 3LE



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		