



PROCTORS

ESTATE AGENTS

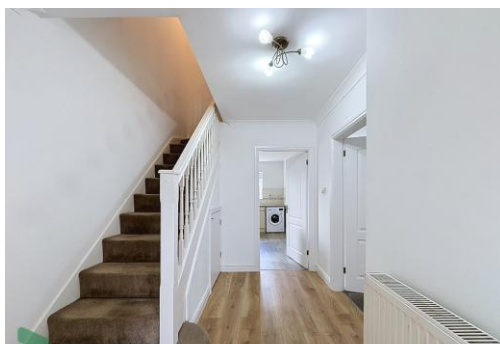
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19 High Bank Crescent, Darwen

Offers In The Region Of £265,000, Chain free!!

An impressive modern detached house offering spacious family size living accommodation. It situated in a sought after cul-de-sac location close to Bold Venture Park on the 'Bolton end of town'. The living accommodation is arranged over two floors and briefly comprises; entrance hall, ground floor WC, sitting room/home office, generous size living room with feature fireplace and double exterior doors to the rear garden, a separate fitted dining kitchen, first floor, four bedrooms (one with en-suite shower and one with fitted furniture) in addition there is a three-piece family bathroom. Benefits from gas central heating (serviced annually) and PVC double-glazed windows. Externally there are gardens to the front and rear. There is long driveway to the front leading to a single attached garage. Viewing is recommended!



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LOCATION

From Darwen town centre leave on Bolton Road, turn right into Radford Street, first left into Melville Avenue, follow the road round to the sharp bend, turn left, at the junction turn left onto High Bank Crescent and the property is on the right-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE HALL

Spindled balustrade carpeted staircase to first floor,

CLOAKROOM/WC

PVC double-glazed window, pedestal wash hand basin, low level WC, radiator

SITTING ROOM/HOME OFFICE

11' 07" x 10' 04" (3.53m x 3.15m) PVC double-glazed window, radiator

LIVING ROOM

19' 23" x 9' 78" (6.38m x 4.72m) Two PVC double-glazed windows, PVC double-glazed double doors (to rear garden), feature fireplace, electric fire

FITTED DINING KITCHEN

12' 88" x 8' 01" (5.89m x 2.46m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, radiator, PVC double-glazed window, exterior door opens to steps to the garden and garage

FIRST FLOOR

Landing, spindled balustrade,, built in cupboard, loft hatch

BEDROOM 1

11' 68" x 11' 07" (5.08m x 3.53m) PVC double-glazed window, radiator

EN SUITE

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, extractor fan, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
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.

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BEDROOM 2

10' 10" x 9' 25" (3.3m x 3.38m) PVC double-glazed window, radiator, fitted floor to ceiling wardrobes (3 doors)



BEDROOM 3

9' 68" x 8' 13" (4.47m x 2.77m) PVC double-glazed window, radiator



BEDROOM 4

8' 82" x 7' 11" (4.52m x 2.41m) PVC double-glazed window, radiator



FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low-level W/C, tiled splashbacks, radiator



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LONG DRIVEWAY TO ATTACHED GARAGE

15' 8" x 10' 5" (4.78m x 3.18m) Up and over door, power and light, wall mounted gas fired central heating boiler unit

OUTSIDE

Lawn area to the front, enclosed garden to the rear with patio area

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.



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