



PROCTORS

ESTATE AGENTS

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16 Weavers Mews, Darwen

Reduced to Offers over £69,950, Chain free!

A ground floor apartment situated on this courtyard development close to all town centre amenities and the Darwen Health Centre. The accommodation provides one bedroom, a three-piece bathroom with shower, an open plan lounge and fully fitted kitchen. PVC double-glazed windows and electric storage heaters are installed throughout. Externally there are communal gardens, parking and bike store. It is conveniently close to all town centre amenities.



16 Weavers Mews, Darwen

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street, and turn left onto Tockholes Road, at the junction carry straight on into Weavers Row. Turn right into Weavers Mews and the apartment block is on the right hand side

TENURE

We are advised by the vendor that the Service charges are- £956 per annum, lease length is 999 years and it started in 2003. Any prospective buyers should seek clarification from their solicitors.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC double-glazed window, electric storage wall heater, interior door through to;

OPEN PLAN LOUNGE AND FITTED KITCHEN

LOUNGE

15' 2" x 9' 5" (4.62m x 2.87m) PVC double-glazed window, electric storage heater

FITTED KITCHEN

9' 5" x 6' 2" (2.87m x 1.88m) Wall and floor units including drawers, electric hob, built in under oven, extractor, electric storage heater, integrated washer/dryer, tiled splash-backs

INNER HALL

Built in airing cupboard

BEDROOM 1

11' 6" x 8' 0" (3.51m x 2.44m) PVC double-glazed window, electric storage heater



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
B

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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THREE-PIECE BATHROOM

Panelled bath with shower attachment and screen, low level W.C, pedestal wash hand basin, tiled splashbacks, electric storage heater, extractor

OUTSIDE

Parking, bike store, bin store, communal seating 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.



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