



PROCTORS

ESTATE AGENTS

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3 Bog Height Road, Darwen

£150,000

This traditional stone faced terraced cottage in our opinion offers stylish modern living with beautiful original features. The accommodation briefly comprises; entrance vestibule, attractive lounge with wood burning stove in feature stone built fireplace, an excellent fitted kitchen with a range of appliances open through to a sun lounge, the first floor has two double bedrooms with beam ceilings (one has fitted furniture and the other has a large walk in wardrobe) and a luxury fully tiled four-piece bathroom. PVC double-glazed windows, gas central heating system, new oak interior doors, electrical re-wire and a new roof 2019. It has all modern amenities, neutral décor and complimenting flooring while retaining the features of cottage charm and character. There is a quaint yard to the rear with decking. We would strongly recommend an early viewing of this superb property to fully appreciate.



3 Bog Height Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, proceed to Earcroft, at the 'Golden Cup' public house turn left into Bog Height Road 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 VESTIBULE

PVC front door, oak interior door through to;

LOUNGE

15' 8" x 15' 4" (4.78m x 4.67m) PVC double-glazed window, impressive feature stone built fireplace with brick inset and recently fitted wood burning stove, radiator, wall lighting, meter cupboard, beams to ceiling, open tread carpeted staircase to first floor

OPEN PLAN FITTED DINING KITCHEN AND SUN ROOM

FITTED DINING KITCHEN

13' 8" x 9' 2" (4.17m x 2.79m) Fitted cream coloured wall and floor units including drawers, wine rack, glazed display unit, pull-out larder unit, integrated fridge and freezer, plumbed for automatic washing machine, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, tiled splash-backs, concealed gas fired central heating boiler unit, PVC double-glazed window, laminate wood effect flooring, spotlighting, open plan through to;

SUN ROOM

11' 8" x 8' 5" (3.56m x 2.57m) Newly fitted solid roof, spotlighting, PVC double-glazed windows with bespoke window blinds, PVC double-glazed double doors (to rear yard), laminate wood effect flooring



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

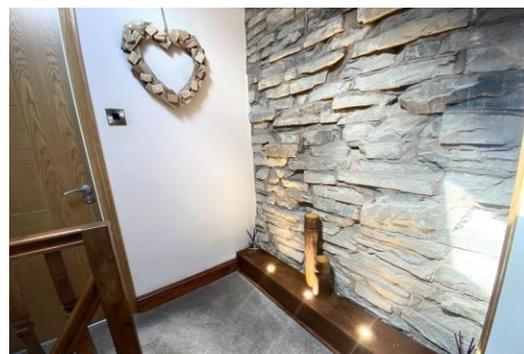
Band A
Blackburn with Darwen Borough Council
TBC

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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FIRST FLOOR

Landing, double-glazed roof window, beam to ceiling, spindled balustrade, feature exposed natural stone elevation, spindled balustrade



BEDROOM 1

13' 8" x 9' 9" (4.17m x 2.97m) PVC double-glazed window, radiator, bespoke fitted wardrobes and matching drawers, beamed ceiling



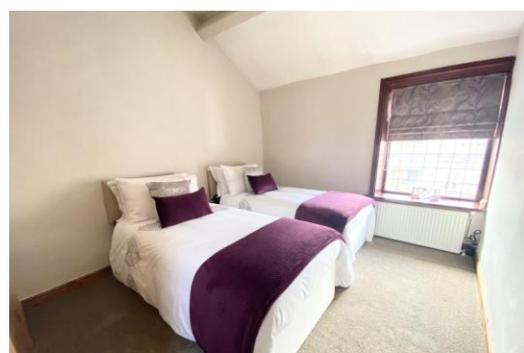
IMPRESSIVE FOUR-PIECE BATHROOM

Panelled bath, glazed and tiled shower enclosure, wash hand basin, low level WC, heated towel rail, fully tiled elevations, tiled floor, spotlighting, PVC double-glazed window, small loft hatch



BEDROOM 2

10' 4" x 9' 6" (3.15m x 2.9m) PVC double-glazed window, radiator, large walk in wardrobe with clothes rail, shelving, light and dressing table



OUTSIDE

Enclosed yard to the rear with decking, water tap, and gate



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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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