



PROCTORS

ESTATE AGENTS

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36 Weavers Mews, Darwen

£72,500

A purpose built first floor apartment situated on this residential courtyard development. The accommodation briefly comprises two bedrooms, a three-piece bathroom with shower, an open plan lounge and fully fitted kitchen. Gas central heating, PVC double-glazed and intercom access. The apartments can be accessed via stairs or a lift. Communal garden areas, parking and bike store. It is conveniently close to all town centre amenities.

LOCATION

From Darwen town centre leave Borough Road, turn right toward Darwen Health centre and immediate left, follow the road round and turn left at the Weavers Mews development and the apartments are on the right hand side.



36 Weavers Mews, Darwen

TENURE

We are advised by the vendor; Service charges - £956 per annum, lease length is 999years and it started in 2003. Any prospective purchaser should seek clarification form their solicitor.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Individual post boxes, intercom access, stairs and lift to access all floors

APPARTMENT ENTRANCE HALL

Built in cupboard, radiator, intercom receiver

OPEN PLAN LOUNGE & FITTED KITCHEN

Fitted wall and floor units including built in electric oven, electric hob, stainless steel single drainer sink unit, automatic washer/dryer, tiled splash backs, PVC double-glazed window

BEDROOM 1

PVC double-glazed window, radiator

BEDROOM 2

PVC double-glazed window, radiator, cupboard housing gas fired central eating boiler unit

BATHROOM

Panelled bath with shower and screen, low-level W.C, pedestal wash hand basin, radiator, extractor fan, tiled splashbacks

OUTSIDE

Parking bays, bike store, bin store, communal seating/garden areas



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
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 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.

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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