



1 Hector Road, Darwen

Offers over £150,000

A substantial mature semi-detached situated in this well established and convenient residential area, with all amenities nearby and easy access to the motorway network junction 4. In our opinion the property offers family sized accommodation and has the benefit of three good size bedrooms, a bathroom with shower, separate WC, sitting room with wood burning stove, impressive open plan living room and fitted breakfast kitchen. Benefits from gas central heating, PVC double-glazed windows and electrical rewire 2018 (no paperwork available). Externally there are generous size gardens to the front and rear, the latter is south facing and has views towards Darwen Tower. There is off road parking for three or four cars and in addition there is gated access to a garage with secluded additional parking. Viewing is highly recommended!



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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 leave on Duckworth Street and continue into Blackburn Road, straight ahead at the mini round about at St Edwards School and Hector Road is on the right-hand side, the property is the first one on the right.

ACCOMMODATION

ENTRANCE HALL

Laminate flooring, radiator, carpeted staircase to first floor

SITTING ROOM

11' 5" x 9' 9" (3.48m x 2.97m) measurements into recess. PVC double-glazed window, wood burning stove, radiator, original coving to ceiling

OPEN PLAN LIVING ROOM AND BREAKFAST KITCHEN

22' 3" x 12' 4" (6.78m x 3.76m) Feature fireplace with wood burning stove, laminate flooring, vertical radiator, PVC double-glazed double doors to rear garden, fitted wall and floor units, drawers, wine rack, breakfast bar, stainless steel single drainer sink unit with mixer tap, under unit spaces for fridge and freezer, gas point for cooker, extractor hood, tiled splash-backs, PVC double-glazed window, access through to;

WALK IN PANTRY/UTILITY

PVC double-glazed window, plumbed for automatic washing machine, space for tumble dryer, space for 'American' style fridge-freezer

FIRST FLOOR

Landing, radiator, PVC double-glazed window, loft hatch

BEDROOM 1

12' 4" x 11' 9" (3.76m x 3.58m) PVC double-glazed window, radiator, built in storage

BEDROOM 2

11' 4" x 9' 9" (3.45m x 2.97m) PVC double-glazed window, radiator

BEDROOM 3 (CURRENTLY USED AS A HOME OFFICE)

9' 9" x 7' 2" (2.97m x 2.18m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
Blackburn with Darwen Borough Council
D

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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BATHROOM

Panelled bath with shower, shower attachment, mixer tap and screen over, pedestal wash hand basin, radiator, part tiled elevations, tiled floor, PVC double-glazed window

SEPARATE WC

PVC double-glazed window, low level WC, tiled elevations and floor

OUTSIDE

To the front there is a good size lawned garden and off road parking for three or four vehicles. To the rear there is a generous size enclosed garden with lawn, 'Indian' stone paved patio areas, timber fencing and paved area to the side. In addition at the rear there is;

DETACHED GARAGE

Timber and steel double gates to paved driveway to a new single garage. To the side of the garage there is additional secluded parking (ideal for a camper van)



Proctors Darwen

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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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