



PROCTORS

ESTATE AGENTS

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21 Abbey Crescent, Darwen

Offers in the region of £260,000

This recently converted semi detached dormer bungalow is now offering beautiful and spacious family living accommodation throughout. The property must be viewed to fully appreciate the care and attention to detail along with a bright contemporary theme. Briefly comprises; entrance hall open through to a stunning fully fitted dining kitchen, elegant lounge, a double bedroom, an impressive family bathroom on the ground floor. The brand new first floor offers three good size bedrooms and an impressive four-piece family bathroom. Gas central heating and PVC double-glazed windows are installed throughout. The house is situated in this established residential area off Priory Drive. Externally there is off road parking to the front along with a long driveway to the side and a beautiful landscape easy to maintain garden at the rear. Local amenities are all on hand in the village; Darwen, Blackburn, other surrounding towns and the motorway network are all easily accessible. Viewing is strongly recommended.



21 Abbey Crescent, Darwen

LOCATION

From Darwen town centre proceed out along Bolton Road, turn left into Hardman Way and right into Redearth Road, continue into Sough Road, turn left into Pole Lane, left onto Priory Drive, first right onto Chapter Road, right onto Abbey Crescent and the property is on the right side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £12 pa). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

OPEN PLAN ENTRANCE HALL THROUGH TO DINING KITCHEN

HALLWAY

Composite front door, custom made storage area for shoes/boots/coats, high-gloss floor tiles, open through to;

FULLY FITTED DINING KITCHEN

20' 8" x 8' 3" (6.3m x 2.51m) High-gloss wall and floor units including drawers, built in double-oven, electric hob, glass splash-back, black extractor hood, inset one and a half bowl sink unit with mixer tap, integrated fridge-freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, vertical radiator, dining area, high-shine floor tiles, PVC double-glazed window, PVC double-glazed exterior double doors (to rear garden)

LOUNGE

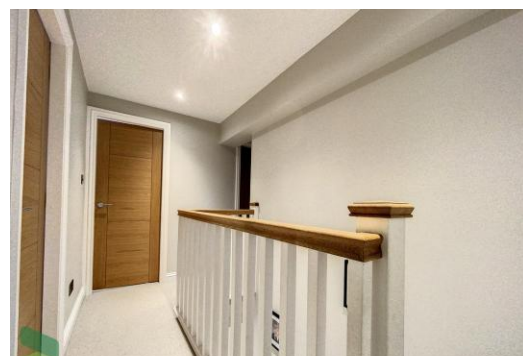
17' 7" x 10' 7" (5.36m x 3.23m) PVC double-glazed bow window, radiator, 'Amtico style' flooring

BEDROOM 4

8' 10" x 7' 6" (2.7m x 2.3m) Measurements up to fitted wardrobes (4 doors), PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower, shower attachment, shelf and screen over, wash hand basin with storage below and mirrored wall cabinet above, low level WC, heated towel rail, PVC double-glazed window, fully tiled elevations, tiled floor, spotlighting, extractor fan



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£12
Band C
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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FIRST FLOOR

Landing, spindled balustrade, spotlighting

FAMILY BATHROOM

8' 10" x 7' 2" (2.7m x 2.2m) Large shower unit with shower and shower attachment, free standing bath with mixer tap and shower attachment, vanity wash hand basin with storage below, low level WC, PVC double-glazed window, fully tiled elevations and floor

BEDROOM 1

14' 0" x 13' 3" (4.27m x 4.06m) PVC double-glazed window, radiator, fitted wardrobes

BEDROOM 2

10' 2" x 9' 2" (3.1m x 2.8m) PVC double-glazed window, radiator, built in storage cupboard

BEDROOM 3

10' 2" x 9' 2" (3.1m x 2.8m) PVC double-glazed window, radiator

OUTSIDE

Small garden area to the front with off road parking, long driveway to side. To the rear there is a beautiful landscaped garden with 'indian' stone paving, raised patio areas, flowerbeds, mature plants and shrubs

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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