



PROCTORS

ESTATE AGENTS

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2 Bosley Close, Darwen

(Offers Over) £155,000

A deceptively spacious semi-detached property situated in this sought after cul de sac just off Pole Lane, on the fringe of town within easy reach of all surrounding towns and motorway network. Briefly comprises; bright entrance hall, open plan lounge and dining room, separate fitted kitchen and a three-piece bathroom with shower, first floor, three bedrooms (one with fitted furniture) and a separate WC. Gas central heating and PVC double-glazed windows are installed throughout. Externally there is a driveway providing off road parking and a detached garage, garden to the front, beautiful private garden to the rear. Viewing recommended to appreciate this bright and immaculately presented property.



2 Bosley Close, 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 at the round about on to Pole Lane. Turn right onto Rudyard Drive, first left onto Bosley Close 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

BRIGHT ENTRANCE HALL

PVC front door with double-glazed units, laminate flooring, radiator, carpeted staircase to first floor, under stairs storage cupboard

OPEN PLAN LOUNGE AND DINING ROOM

DINING ROOM

11' x 10' 5" (3.35m x 3.18m) PVC double-glazed window, radiator, coving to ceiling, glazed double doors through to;

LOUNGE

18' 4" x 10' 5" (5.59m x 3.18m) PVC double-glazed window, radiator, feature fireplace, living flame gas fire, wall lights, coving to ceiling

FITTED KITCHEN

10' 7" x 8' 9" (3.23m x 2.67m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, plumbed for automatic washing machine, tiled splash-backs, tiled floor, radiator, PVC double-glazed window, PVC exterior door

BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window, part tiled elevations, tiled floor, coving to ceiling



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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 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, PVC double-glazed window, built in eaves access/storage

TWO-PIECE CLOAKROOM

Pedestal wash hand basin, low level WC, part tiled elevations, PVC double-glazed window

BEDROOM 1

10' 5" x 10' 4" (3.18m x 3.15m) Measurements up to floor-to ceiling fitted wardrobes (four doors), PVC double-glazed window, radiator

BEDROOM 2

12' 7" x 9' 11" (3.84m x 3.02m) PVC double-glazed window, radiator, loft hatch (insulated)

BEDROOM 3

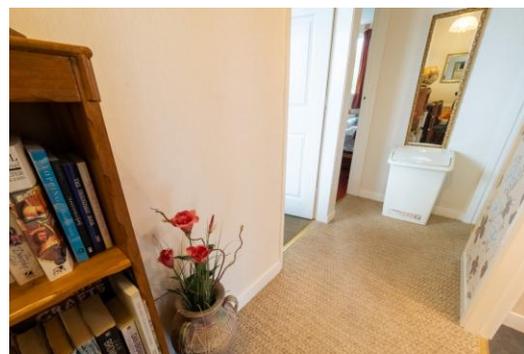
10' 5" x 9' 1" (3.18m x 2.77m) PVC double-glazed window, radiator

OUTSIDE

Easy to maintain front garden and a beautiful enclosed rear garden with mature plants, shrubs, hedging and a shed

DRIVEWAY TO GARAGE

Driveway to a detached garage, up and over door, power and light



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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GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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