



PROCTORS

ESTATE AGENTS

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18 Marabou Drive, Darwen

(Offers Over) £310,000

A rare opportunity to acquire a detached true bungalow in this exclusive cul-de-sac, enjoying a corner position bordering Sunnyhurst Woods. This is a much sought after residential area, enjoying the convenience of access to all local amenities and easy access to the main road network with junction 4 of the M65 within approximately 1 mile. The well maintained and spacious accommodation has the benefit of three/four bedrooms. It currently has an impressive lounge with dining area, a second lounge with an adjoining study. There is a fully fitted dining kitchen, three bedrooms, a two-piece bathroom and separate W/C. It is warmed by gas central heating, has PVC double-glazing and is in a good decorative order throughout. There are mature gardens to the front and rear including a driveway to the side leading to a detached garage. In our opinion this is a very attractive property in an enviable location and viewing is highly recommended.



18 Marabou Drive, Darwen

LOCATION

From Darwen town centre leave on Blackburn Road towards Blackburn for approximately two miles, turn left onto Lynwood Avenue continue across the mini round about, bear left into Duddon Avenue, second left onto Peregrine Drive, left onto Marabou Drive and the property is at the bottom towards the right hand side.

TENURE

The seller is currently in the process of purchasing the freehold.

ACCOMMODATION

ENTRANCE HALL

Double radiator, PVC double-glazed window and door, built in cloaks cupboard

OPEN PLAN LOUNGE AND DINING AREA

23' 3" x 19' 10" (7.09m x 6.05m) Measurements are approximate, Living flame gas fire in fireplace, PVC double-glazed window, two radiators, PVC double-glazed patio doors leading to rear garden

FULLY FITTED BREAKFAST KITCHEN

13' 0" x 9' 10" (3.96m x 3m) Wall and floor units including drawers, built in oven, gas hob, extractor, single drainer sink unit, PVC double-glazed window and door, built in fridge and freezer, integrated dishwasher

SITTING ROOM

15' 0" x 9' 10" (4.57m x 3m) PVC double-glazed window, PVC double-glazed patio doors, living flame gas fire, fire surround, double radiator, wall light

OFFICE/STUDY

9' 10" x 7' 7" (3m x 2.31m) PVC double-glazed window, radiator

BEDROOM 1

11' 99" x 11' 2" (5.87m x 3.4m) Measurements plus fitted wardrobes and drawers, PVC double-glazed window, radiator,

BEDROOM 2

11' 8" x 10' 0" (3.56m x 3.05m) Built in wardrobes, PVC double-glazed window, radiator

BEDROOM 3

9' 3" x 8' 0" (2.82m x 2.44m) Built in wardrobes, PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band E
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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TWO-PIECE BATHROOM

Panelled bath with shower and screen, wash hand basin, PVC double-glazed window, radiator

SEPARATE W/C

PVC double-glazed window

OUTSIDE

Mature gardens to the front and rear, paved patio area, boarding Sunnyhuest Woods, driveway leading to

DEATCHED GARAGE

16' 10" x 10' 8" (5.13m x 3.25m)

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
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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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