



44 Weavers Mews, Darwen

Offers over £60,000, Chain free!

A second floor apartment situated on this courtyard development. Accommodation comprises: one bedroom, a three-piece bathroom and attractive open plan lounge and fitted kitchen. Gas central heating, PVC double-glazing and burglar alarm are all installed. Access to the apartment is by stairs or lift, also has intercom access. Externally there are communal gardens, parking and bike store. It is conveniently situated close to all town centre amenities and the Darwen Health and Leisure Centres. Viewing a must!



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LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street, and turn left onto Tockholes Road, at the junction carry straight on into Weavers Row. Turn right into Weavers Mews and the apartment block is on the right hand side.

TENURE

We are advised by the vendor; Service charges - £1,564.82 per annum, lease length is 999 years and it started in 2003. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Individual postboxes, intercom access

APARTMENT ENTRANCE HALL

Built in cupboard, radiator, intercom receiver

OPEN PLAN LOUNGE AND KITCHEN

PVC double-glazed french doors to Juliet balcony, radiator

KITCHEN

Wall and floor units including built in electric oven, electric hob, stainless steel single drainer sink unit, washer/dryer, tiled splash backs, lino flooring, Velux double-glazed window

BEDROOM

PVC double-glazed window, radiator

BATHROOM

Panelled bath with shower mixer and screen, pedestal wash hand basin, low-level W.C, tiled splashbacks, Velux double-glazed window, lino flooring, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
C

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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OUTSIDE

Externally there are communal gardens, parking and bike store



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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