



## 7 Coulthurst Gardens, Darwen

Offers over £120,000

Viewing is recommended to fully appreciate attractive modern town house located on this established residential estate. The accommodation briefly comprises entrance hall, cloakroom/WC, spacious lounge, fitted kitchen with built in appliances, first floor, two double bedrooms and a three-piece bathroom. The property benefits from PVC double-glazed windows and gas central heating. Externally there is off road parking to the front and an enclosed garden to the rear. In our opinion the property is very realistically priced and would be ideal for a rental investor or a first time buyer.

### LOCATION

From Bolton Road, turn left onto Hardman Way, continue onto Sudell Rd, left onto Sudellside St, turn right onto Anyon St, turn right onto Gifford Way, take the first left onto Coulthurst Gardens



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### TENURE

To be advised

### ACCOMMODATION

### ENTRANCE HALL

### LIVING ROOM

13' 7" x 11' 9" (4.14m x 3.58m) PVC double-glazed window, radiator

### CLOAKROOM/WC

Low level W/C, pedestal wash hand basin, tiled splash backs, extractor fan

### FITTED KITCHEN

13' 6" x 8' 4" (4.11m x 2.54m) Wall and floor units including drawers, stainless steel single drainer sink unit, built in electric oven, gas hob and extractor hood, tiled splash backs, PVC double-glazed window and PVC french doors to rear garden, wall mounted gas fired central heating boiler unit (service history)

### FIRST FLOOR

Landing

### BEDROOM 1

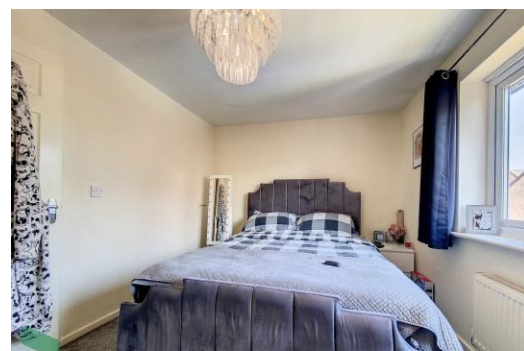
PVC double-glazed window, radiator

### BEDROOM 2

PVC double-glazed window, radiator

### BATHROOM

Low level W/C, pedestal wash hand basin, panelled bath with shower attachment and screen, tiled splash backs, extractor fan



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band  
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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### OUTSIDE

Lawned area to rear and driveway to the front

### 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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