



Phase 1 New Build House type 8, Tower View, Darwen

£195,000

A brand-new development of three-bedroom semi-detached and four bedroom detached homes. Lang Estates Ltd has built its strong reputation over the last 15 years, by creating stylish and spacious family homes that meet the lifestyle demands of modern living. Their cul de sac development of 17 plots at Tower View reflects the high quality they demanded, and Proctors are pleased to offer for sale four remaining houses on Phase one of this secluded cul de sac all with NHBC. There are two of (house type 8) available to view by appointment from mid-May along with two of (house type 5).



Tower View, Darwen

HOUSE TYPE 8 THREE FLOORS

A truly impressive modern town house, situated in a secluded cul-de-sac location close to Blacksnape Playing Fields and Hoddlesden village. The property provides excellent family sized living accommodation arranged over three floors. Briefly comprises; entrance hall, cloakroom/WC, lounge open to a fully fitted dining kitchen with contemporary units and patio doors to rear garden. First floor, three-piece family bathroom and two generous size double bedrooms, the second floor offers fantastic bedroom suite with feature vaulted ceilings, a large double bedroom, an impressive en suite shower room and a separate and spacious walk-in dressing room/home office. Benefits include gas central heating (boiler with pressurized cylinder system), PVC double-glazed windows, smoke/heat detectors, BT and Sky points are all installed. It also enjoys distant views over the surrounding area. There is driveway for two cars to the front and enclosed garden to the rear. Easy access to Darwen, Bolton, motorway access and surrounding towns.

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. Turn left onto Tower View (just past the turning for Priory Drive and Ellison Fold Way) and the development is ahead, house type 8 is to 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. NO SERVICE CHARGES

ACCOMMODATION

ENTRANCE HALL

Composite front door with double-glazed units, radiator, staircase to first floor, large storage cupboard

CLOAKROOM/WC

Wash-hand basin, low level WC, radiator, part tiled elevations, tiled floor

OPEN PLAN LOUNGE & FITTED DINING KITCHEN

LOUNGE

15'9 X 13'4 PVC double-glazed double doors (to rear garden), open plan through to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£250
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.

Tower View, Darwen

FITTED DINING KITCHEN

12' 1" x 8' 3" (3.68m x 2.51m) New contemporary fitted wall and floor units including drawers, single drainer sink unit with mixer tap, induction hob, built in oven, extractor hood

FIRST FLOOR

Landing, built in airing cupboard

FAMILY BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, PVC double-glazed window, heated towel rail, part tiled elevations, tiled floor

BEDROOM 2

15' 6" x 10' 9" (4.72m x 3.28m) Two PVC double-glazed windows, two radiators

BEDROOM 3

15' 6" x 10' 1" (4.72m x 3.07m) Two PVC double-glazed windows, two radiators

SECOND FLOOR

Staircase from first floor to second floor, landing

BEDROOM 1 SUITE

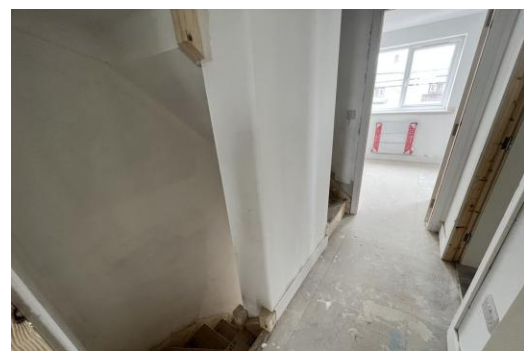
16' 1" x 15' 7" (4.9m x 4.75m) Two double-glazed escape windows, radiator, spotlighting to ceiling

LARGE WALK IN DRESSING ROOM

9' 3" x 8' 7" (2.82m x 2.62m) Double-glazed roof window, radiator, eaves access

EN SUITE SHOWER ROOM

Shower enclosure, low level WC, wash hand basin, double-glazed roof window, heated towel rail, part tiled elevations, tiled floor, extractor fan



Proctors Darwen

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Tower View, Darwen

OUTSIDE

Off road parking to the front for two cars and an enclosed garden to the rear with timber fencing



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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