



5 Rudyard Drive, Darwen

Reduced to £155,000 Chain Free!

This mature semi detached house is situated on a generous size plot offering two driveways and a garage. Briefly comprises; entrance porch, open plan lounge and dining room, sun lounge with access to the rear garden, a fitted kitchen, first floor, two bedrooms (one with fitted wardrobes) and a three-piece bathroom with shower. Benefits from gas central heating and double-glazed windows. Externally there are two driveways and a garage, the gardens are easy maintenance to the front, side and rear. The property is situated in this popular and well established residential area, off Pole Lane on the fringe of town within easy reach of all surrounding towns and motorway network and walking distance to Blacksnape playing fields.



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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 into Pole Lane, turn right into Rudyard Drive and the property is situated on the left hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

LOUNGE

15' 4" x 12' 4" (4.67m x 3.76m) Fireplace, gas fire, radiator, large double-glazed window, staircase to first floor, open through to;

DINING ROOM

9' 3" x 7' 8" (2.82m x 2.34m) Radiator, double-glazed patio door through to;

SUN LOUNGE

15' 9" x 7' 6" (4.8m x 2.29m) PVC roof, double-glazed window, fitted base units, plumbed for automatic washing machine, tiled floor, shelving, radiator, power and light, double-glazed double doors to rear garden

FITTED KITCHEN

8' 7" x 7' 1" (2.62m x 2.16m) Fitted wall and floor units including drawers, one and a half bowl sink unit with mixer tap, four ring gas hob, built in under oven, extractor, tiled splash-backs, radiator, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
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 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, loft access

BEDROOM 1

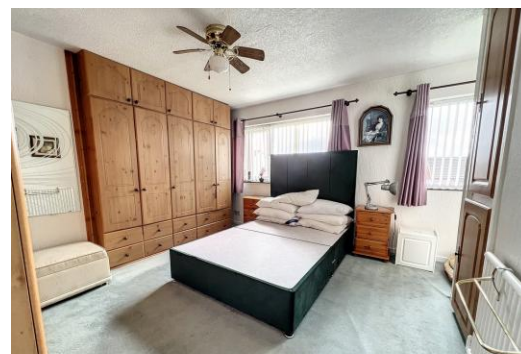
11' 9" x 11' 9" (3.58m x 3.58m) Two PVC double-glazed windows, radiator, fitted wardrobes, built in cupboard (houses gas fired central heating boiler unit)

BEDROOM 2

8' 8" x 8' 6" (2.64m x 2.59m) PVC double-glazed window, radiator

BATHROOM

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



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OUTSIDE

Garden areas to the front, side and rear (some areas Astroturf), shed

TWO DRIVEWAYS. GARAGE

Up and over door, two single-glazed windows, shelving



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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