



PROCTORS

ESTATE AGENTS

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14 Spire Close, Off Chapter Road, Darwen

£325,000

A impressive modern detached property situated on a cul de sac in this sought after residential area off Chapter Road. The accommodation offers, in our opinion, spacious family sized living accommodation. Briefly comprises; entrance hall, cloakroom/WC, study/home office, open plan lounge and dining room with feature fireplace and french doors to rear garden, a fully fitted breakfast kitchen with a full range of units and granite worktops, separate utility room and integral access to a double garage. The first floor has four good size bedrooms all have built in or fitted furniture and one with an en-suite shower room, in addition there is a family bathroom. Benefits from gas central heating, PVC double-glazed windows and ample storage. In addition, there is a large driveway to an integral double garage. The rear garden is low maintenance and has two decked patio areas. The property is situated in this popular and well established residential area, all amenities are within easy reach, along with surrounding towns and the motorway network.



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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, left onto Priory Drive, first right onto Chapter Road, at the far end turn left again onto Spire Close and the property is on the cul de sac 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 HALL

PVC front door, open staircase to first floor, wood flooring, radiator, under stairs storage cupboard

STUDY/HOME OFFICE

10' 10" x 7' 8" (3.3m x 2.34m) PVC double-glazed window, radiator, wood flooring

CLOAKROOM/WC

PVC double-glazed window, radiator, wash hand basin, low level WC, tiled elevations and floor

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE

14' 8" x 13' 9" (4.47m x 4.19m) Two PVC double-glazed windows, feature fireplace, two radiators, wood flooring

DINING ROOM

11' 7" x 9' 6" (3.53m x 2.9m) PVC double-glazed french doors (to rear garden), wood flooring, radiator

FULLY FITTED BREAKFAST KITCHEN

21' 2" x 9' 8" (6.45m x 2.95m) Fitted wall and floor units including drawers, single drainer sink unit, gas range cooker, extractor hood, integrated dishwasher, granite worktops, breakfast bar, tiled splash-backs, tiled floor, two PVC double-glazed windows, door through to garage

SEPARATE UTILITY ROOM

6' 8" x 5' 3" (2.03m x 1.6m) PVC double-glazed window, exterior door, fitted base unit with stainless steel single drainer sink unit, plumbed for automatic washing machine, space for tumble dryer, part tiled elevations, tiled floor



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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FIRST FLOOR

Landing, two large built in storage cupboard (one with a radiator), radiator, loft hatch

BEDROOM 1

12' 1" x 10' (3.68m x 3.05m) Measurements up to wall-to-wall fitted wardrobes, recessed dressing table area, PVC double-glazed window, radiator

EN SUITE SHOWER ROOM

Glazed and tiled corner shower enclosure, wash hand basin, low level WC, tiled elevations, extractor fan, acrylic panelled ceiling, PVC double-glazed window

BEDROOM 2

12' 1" x 10' 4" (3.68m x 3.15m) PVC double-glazed window, radiator, built in wardrobe

BEDROOM 3

10' 4" x 9' 8" (3.15m x 2.95m) PVC double-glazed window, radiator, built in wardrobe

BEDROOM 4

10' 4" x 7' 8" (3.15m x 2.34m) PVC double-glazed window, radiator, built in wardrobe

FAMILY BATHROOM

Panelled bath, wash hand basin, low level WC, radiator, tiled elevations, tiled floor, PVC double-glazed window



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INTEGRAL DOUBLE GARAGE

Two up and over doors, gas fired central heating boiler unit (approximately 6 years old). Drive way for four cars

OUTSIDE

Easy maintenance gardens to the front and rear, the latter has two decked patio areas



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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