



PROCTORS

ESTATE AGENTS

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3 Sycamore Grove, Darwen

£135,000. Chain Free!

A mature town house situated in this secluded and convenient residential area, with all amenities nearby and easy access to the motorway network. In our opinion the property offers generous family sized accommodation, briefly comprises: three bedrooms, a three-piece bathroom, open plan living room and dining room, and a separate fitted kitchen. There are garden areas to the front and rear, the front could provide additional off road parking and it also takes advantage of the pleasant outlooks over the primary school and Darwen Tower beyond. Gas central heating (boiler new 2020) and PVC double-glazed window are installed throughout.

LOCATION



3 Sycamore Grove, Darwen

TENURE

To be advised

ACCOMMODATION

HALLWAY

PVC front door, radiator

OPEN PLAN LIVING ROOM AND DINING ROOM

LIVING ROOM

14' 4" x 13' 3" (4.37m x 4.04m) PVC double-glazed window (overlooks school play ground), living flame gas fire, open through to;

DINING ROOM

10' 6" x 9' 9" (3.2m x 2.97m) PVC double-glazed window, radiator, PVC exterior door

SEPARATE FITTED KITCHEN

9' 6" x 6' 9" (2.9m x 2.06m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas point for cooker, space for a fridge-freezer, plumbed for automatic washing machine, tiled splash-backs, concealed gas fired central heating boiler unit (approximately two years old), PVC double-glazed window

FIRST FLOOR

Landing

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator, acrylic panelling

BEDROOM 1

13' x 10' (3.96m x 3.05m) PVC double-glazed window (views of Darwen Tower), radiator



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	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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BEDROOM 2

10' 9" x 10' 9" (3.28m x 3.28m) PVC double-glazed window, radiator

BEDROOM 3

8' 9" x 7' 2" (2.67m x 2.18m) PVC double-glazed window, radiator built in airing cupboard

OUTSIDE

Small garden area to the front that could provide off road parking for two cars. To the rear there is an enclosed paved patio with steps to a lawn area

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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