



# PROCTORS

ESTATE AGENTS

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## 8 Dandy Row, Darwen

£160,000

A most attractive stone built mid terrace cottage circa 1800, delightfully situated on the fringe of town with open aspects over the surrounding countryside to the front and rear. The property boasts many charming features. There are two bedrooms (the main bedroom has 'his and hers' walk in wardrobes), three-piece bathroom with shower, a lounge with original feature fireplace, separate dining room and a separate recently fitted two tier kitchen with built in appliances. Gas central heating, hardwood and PVC double-glazed windows are installed throughout. Externally there is a small garden area to the front, enclosed yard to the rear with an enclosed garden area that also provides a parking space, a private 'secret garden' with established plants and a large garage. The property is conveniently situated for all surrounding towns and the motorway network. Viewing is strongly recommended to appreciate the property and location on offer.



## 8 Dandy Row, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road turn left into Hardman Way and continue onto Sudell Road, turn right onto Marsh House Lane, continue to the top and turn left at the roundabout onto the Roman Road for approximately one mile the cottage is on the left hand side.

### TENURE

We are advised by the vendor that the property is Leasehold (from 1824 it was 999 years). Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Half glazed door through to;

#### LOUNGE

15' 2" x 13' (4.62m x 3.96m) Double-glazed window, original feature fireplace, stone hearth, beamed ceiling

#### DINING ROOM

15' 1" x 8' 4" (4.6m x 2.54m) Double-glazed window, radiator, stone concealed storage with seating nook, under stairs storage cupboard, 6ft from floor to ceiling height

#### FITTED KITCHEN (NEW 2022)

15' 4" x 4' 1" (4.67m x 1.24m) 4'1 min 7'2 maximum. Fitted wall and floor units including sink unit with mixer tap, electric hob, built in under oven, extractor, two PVC double-glazed windows, PVC stable style exterior door

#### FIRST FLOOR

Landing, radiator, built in cupboard (houses gas fired central heating boiler unit new 2022)

#### BEDROOM 1

13' 1" x 13' (3.99m x 3.96m) Double-glazed window (overlooks 'Shawfold Farm'), radiator, large built-in-walk-in 'his and her wardrobes with clothes rails, lights, power points and mirrors, loft access (boarded for storage and light)

#### BEDROOM 2

7' 8" x 6' 5" (2.34m x 1.96m) PVC double-glazed window, radiator

#### BATHROOM

Panelled bath with shower and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, tiled elevations, acrylic panelled ceiling, PVC double-glazed window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band B  
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.

## 8 Dandy Row, Darwen

### OUTSIDE

Small garden area to the front, enclosed yard to rear, in addition there is an enclosed garden area that doubles as additional parking space (also has a shed), a second 'secret garden' with established shrubs and plants, taking advantage of the views over Square Meadow field

### GARAGE

15' 11" x 12' (4.85m x 3.66m) Double wooden gates hide metal roll up security shutter door, side door with roll up security shutter, power and light

### 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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