



25 Marsham Grove, Darwen

Offers over £165,000

A mature semi-detached house situated in this sought after and well established residential cul de sac in the Marsh House area of town. The living accommodation briefly comprises; entrance hallway, lounge with feature fireplace and fitted dining kitchen with access to a sun lounge that takes advantage of views over the rear garden. The first floor comprises of three bedrooms (two are doubles and the third one is a box room) and a three-piece bathroom with shower. Benefits from gas central heating (boiler serviced annually), PVC double-glazed windows and a new roof 2020. Externally there are mature gardens to the front and rear along with a long driveway to a single garage. Viewing is strongly recommended at this realistic asking price.



25 Marham Grove, Darwen

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and turn right onto Marsh House Lane. From here turn left into Marham Grove (just after Avalon Way) and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (999 year lease and the rent has never been collected). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

HALLWAY

PVC front door, radiator, carpeted staircase to first floor, door through to;

LOUNGE

14' 7" x 13' 1" (4.44m x 3.99m) PVC double-glazed window, radiator, gas fire, wood mantle, tiled hearth

FITTED DINING KITCHEN

17' 6" x 7' 9" (5.33m x 2.36m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas point cooker, plumbed for automatic washing machine, under stairs storage cupboard with light, tiled splash-backs, PVC double-glazed window, access through to;

SUN LOUNGE

9' 8" x 8' 8" (2.95m x 2.64m) PVC roof, PVC double-glazed windows, electric wall heater, PVC double-glazed exterior door (to rear garden)

FIRST FLOOR

Landing, PVC double-glazed window, loft hatch



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band C
Blackburn with Darwen Borough Council
D

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.

25 Marham Grove, Darwen

BATHROOM

Panelled bath with shower and screen over, vanity wash hand basin with storage below, low level WC, radiator, tiled splash-backs, PVC double-glazed window

BEDROOM 1

11' 9" x 10' 2" (3.58m x 3.1m) PVC double-glazed window (views towards Darwen tower), radiator

BEDROOM 2

10' 1" x 9' 7" (3.07m x 2.92m) PVC double-glazed window, radiator

BEDROOM 3

8' 7" x 8' (2.62m x 2.44m) PVC double-glazed window, built in cupboard

OUTSIDE

Established gardens to the front and rear, the latter is enclosed and is mainly laid to lawn

LONG DRIVEWAY TO GARAGE

15' 9" x 8' 2" (4.8m x 2.49m) Up and over door, power and light (roof replaced approximately 10 years ago)

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%