



PROCTORS

ESTATE AGENTS

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Tower View, House Type 5, Off Marsh House Lane, Darwen

£199,950

A brand new development of, three bedroomed semi-detached and four bedroomed detached homes. PHASE ONE SOLD OUT! PHASE 2 NOW AVAILABLE... Lang Estates Ltd has built its strong reputation over the last 15 years by creating stylish and spacious family homes that meet the lifestyle demands of modern living. Their private cul de sac development at Tower View reflects the high quality they demanded, and Proctors are pleased to offer for sale Phase two of this secluded cul de sac. All covered by NHBC. VIEWINGS BEING TAKEN!

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. Turn left onto Tower View (just past the turning for Priory Drive and Ellison Fold Way) and the development is ahead.



Tower View, Darwen

HOUSE TYPE 5 TWO FLOORS

A truly impressive modern semi-detached house, situated in a secluded cul-de-sac location close to Blacksnape Playing Fields and Hoddlesden village. The property provides excellent family sized living accommodation, briefly comprises; entrance hall, cloakroom/WC, lounge, a open plan dining/family snug that opens through to a fully fitted contemporary kitchen with integrated appliances, first floor, three-piece family bathroom with shower and three generous size bedrooms. Benefits include; Gas central heating (boiler with pressurized cylinder system), PVC double-glazed windows, smoke/heat detectors, BT and Sky points are all installed. It also enjoys distant views over the surrounding area. There is driveway to the front for two cars and enclosed garden to the rear. Easy access to Darwen, Bolton, motorway access and surrounding towns.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor. NO SERVICE CHARGES

ENTRANCE HALL

Composite front door with double-glazed units, radiator, staircase to first floor,

CLOAKROOM/WC

Wash hand basin, low level WC, PVC double-glazed window

LOUNGE

14' 8" x 12' 5" (4.47m x 3.78m) PVC double-glazed window, radiator, under stairs storage cupboard

FULLY FITTED KITCHEN OPEN TO FAMILY SNUG/DINING ROOM

FITTED KITCHEN

15' 6" x 10' 8" (4.72m x 3.25m) New contemporary fitted wall and floor units including drawers, single drainer sink unit with mixer tap, induction hob, built in oven, extractor, hood, open through to;

FAMILY SNUG/DINING ROOM

15' 6" x 8' 6" (4.72m x 2.59m) Vaulted ceiling, double-glazed roof window, PVC double-glazed double doors and units (to rear garden)

FIRST FLOOR

Landing, spindled balustrade, loft hatch, built in cupboard (houses gas fired central heating boiler unit)

BEDROOM 1



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
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.

Tower View, Darwen

14' 3" x 8' 6" (4.34m x 2.59m) PVC double-glazed window, radiator

BEDROOM 2

11' 2" x 8' 6" (3.4m x 2.59m) PVC double-glazed window, radiator

BEDROOM 3

10' 9" x 6' 7" (3.28m x 2.01m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower attachment, shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled elevations, tiled floor, extractor fan, spotlights to ceiling, PVC double-glazed window

OUTSIDE

Off road parking for two cars to the front and an enclosed garden to the rear with timber fencing

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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