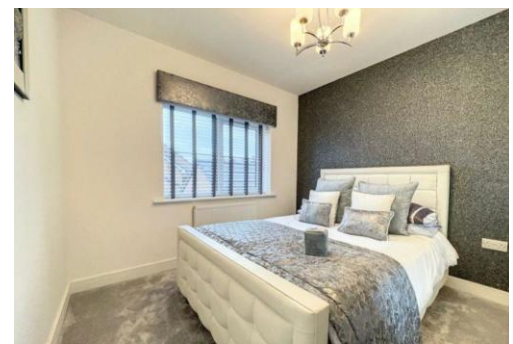




## 16 Tower View, House Type 5, Darwen.... This one has a garage!

£215,000

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.



## 16 Tower View, House Type 5, Darwen

### 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.

### 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

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



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.

## 16 Tower View, House Type 5, Darwen

### 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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