



17 Weavers Mews, Darwen

Reduced to £185,000, Chain free!

An ideal family sized stone built semi-detached house, constructed in 2004, and enjoying a cul-de-sac location in this popular and convenient residential development close to the all amenities in the town centre an yet close to Bold Venture Park and the Darwen moors. The accommodation is arranged on three floors and has four bedrooms, a three-piece bathroom, a three-piece shower room, a lounge with dining area, a fitted kitchen and a two-piece cloakroom. It has gas central heating (gas safety certificate along with electrical certificate) and PVC double-glazed windows (most with views over Darwen). Externally there are easy to maintain gardens to the front and re ar, the latter is privately enclosed and is tiered. Viewing is recommended for families!



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LOCATION

From Darwen town centre leave Borough Road, turn right toward Darwen Health centre and immediate left, follow the road round and turn left at the Weavers Mews development and the property is located directly in front.

TENURE

We are advised by the vendor that the property is 999 year Leasehold. At approximately £100 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

Laminate flooring, radiator

CLOAKROOM/WC

PVC double-glazed window, radiator, low level WC, pedestal wash hand basin

FITTED KITCHEN

11' 3" x 6' 4" (3.43m x 1.93m) Fitted wall and floor units including drawers, under unit lighting, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, space for fridge-freezer, plumbed for automatic washing machine, tiled splash-backs, concealed gas fired central heating boiler unit (approximately 3 years old), PVC double-glazed window

LOUNGE WITH DINING SPACE

15' 9" x 13' 4" (4.8m x 4.06m) PVC double-glazed windows and double doors to rear patio, wall mounted electrically operated electric fire, radiator, under stairs storage cupboard

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 2

13' 4" x 9' 7" (4.06m x 2.92m) Two PVC double-glazed windows (views over Darwen), two radiators

FAMILY BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, radiator, tiled splash-backs, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Approx £100.00 per annum
Band C
Blackburn with Darwen Borough Council
C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 3

10' 7" x 6' 5" (3.23m x 1.96m) PVC double-glazed window (overlooks Darwen), radiator

BEDROOM 4

7' 3" x 6' 5" (2.21m x 1.96m) PVC double-glazed window (overlooks Darwen), radiator

SECOND FLOOR BEDROOM 1

10' 7" x 9' 9" (3.23m x 2.97m) carpeted staircase from first floor landing with built in wardrobes/storage. The bedroom has PVC double-glazed window (overlooks Darwen), radiator, built in storage with clothes rail, loft hatch

SHOWER ROOM EN SUITE

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, part tiled elevations, double-glazed roof window

OUTSIDE

Privately enclosed and generous size tiered garden to the rear. Small garden area to the front and long driveway to the side

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

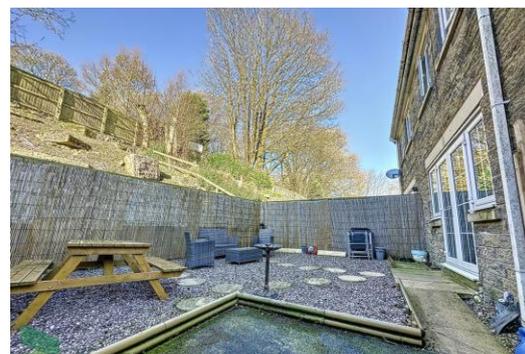
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