



## 12 Heyfold Gardens, Darwen

**Reduced to Offers over £149,950 Chain Free**

An attractive brick built detached house situated in this small residential development, comprising a safe traffic free cul de sac. The property provides family accommodation with three bedrooms, a three-piece bathroom, a lounge, a separate dining kitchen with patio doors through to generous sized conservatory. Gas central heating and PVC double-glazed windows (excluding one) are installed throughout. Externally there are garden areas to the front, side and rear along with a single garage. Local amenities are all nearby and the town centre is within easy reach. In our opinion the property is offered at a realistic asking price to reflect the need for cosmetic improvement.

### LOCATION

From Darwen town centre leave on Duckworth Street, turn right onto Dove Lane, first left into Greenway Street, right on to Heyfold Gardens and the property is the first on the right hand side block.



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### TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### VESTIBULE

PVC front door, door through to;

#### LIVING ROOM

15' 7" x 15' 6" (4.75m x 4.72m) PVC double-glazed window, under stairs storage cupboard

#### FITTED DINING KITCHEN

15' 7" x 9' 1" (4.75m x 2.77m) Wall and floor units including single drainer one and a half bowl sink unit, stainless steel four ring gas hob, built in electric under oven, plumbed for automatic washing machine, tiled splash-backs, tiled flooring, radiator, PVC double-glazed double doors through to;

#### CONSERVATORY

15' x 8' (4.57m x 2.44m) PVC roof, PVC double-glazed windows, PVC double-glazed double doors to rear garden

#### FIRST FLOOR

Landing, single-glazed window, loft hatch

#### FAMILY BATHROOM

Free standing bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, fully tiled elevations, PVC double-glazed window

#### BEDROOM 1

14' 1" x 9' 1" (4.29m x 2.77m) Two PVC double-glazed windows, radiator

#### BEDROOM 2

10' 7" x 9' (3.23m x 2.74m) PVC double-glazed window, radiator, picture rail, coving to ceiling

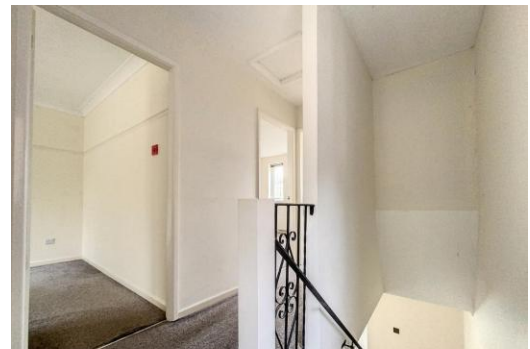
#### BEDROOM 3

8' 2" x 6' 8" (2.49m x 2.03m) PVC double-glazed window, radiator, built in cupboard

#### OUTSIDE

Gardens to the front, side and rear

#### SINGLE GARAGE TO REAR



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
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.

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### 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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