



## 26 Farfield Drive, Lower Darwen, Darwen

Reduced to **£225,000**

This very attractive modern detached true bungalow offers very deceptive living accommodation on a larger than average corner plot in this much sought after residential cul de sac close to the centre of Lower Darwen and the M65 J.4 giving access to the whole region. The much improved property has a spacious lounge, fully fitted kitchen, study/office, a large conservatory, two bedrooms (one with en suite shower room and a full range of fitted wardrobes), a fully tiled three-piece bathroom and a separate utility room. It has gas central heating and PVC double-glazed windows. Externally there are large garden areas to the front, side and rear with decked and lawned areas and two timber sheds. There is parking to the front of the property. Viewing is essential to fully appreciate.

### TENURE





## 26 Farfield Drive, Lower Darwen, Darwen

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

### ACCOMMODATION

#### ENTRANCE HALL

#### OFFICE

7' 11" x 6' 9" (2.41m x 2.06m) PVC double-glazed doors and window, cupboards and drawers, radiator

#### LOUNGE

16' x 12' 5" (4.88m x 3.78m) PVC double-glazed window, radiator with cover, laminate flooring, wood panelling

#### FULLY FITTED KITCHEN

12' 9" x 7' 5" (3.89m x 2.26m) Fitted wall and floor units including drawers, single drainer sink unit, hob, built in double oven, extractor, radiator, PVC double-glazed window, PVC door through to;

#### CONSERVATORY

18' 3" x 11' 11" (5.56m x 3.63m) PVC double-glazed windows and french doors, tiled floor, radiator

#### UTILITY ROOM

11' 5" x 8' 2" (3.48m x 2.49m) Stainless steel single drainer sink unit, radiator, plumbed for automatic washing machine, cupboard housing gas fired central heating boiler unit

#### INNER HALL

Radiator, loft hatch

#### BEDROOM 1

13' 0" x 9' 7" (3.96m x 2.92m) Measurements up to full range of fitted wardrobes, matching cupboards and drawers, radiator, PVC double-glazed window

#### EN SUITE SHOWER ROOM

Walk in shower, wash hand basin, low level WC, radiator, tiled elevations

#### BEDROOM 2

10' x 8' 8" (3.05m x 2.64m) PVC double-glazed window, radiator

#### THREE-PIECE BATHROOM

Panelled bath, wash hand basin, low level WC, fully tiled elevations, tiled floor, PVC double-glazed window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band C  
Blackburn with Darwen Borough Council  
69c

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.

## 26 Farfield Drive, Lower Darwen, Darwen

### OUTSIDE

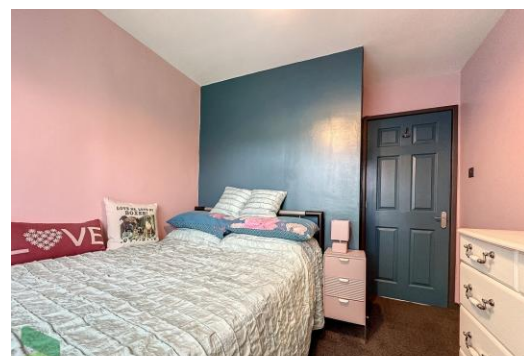
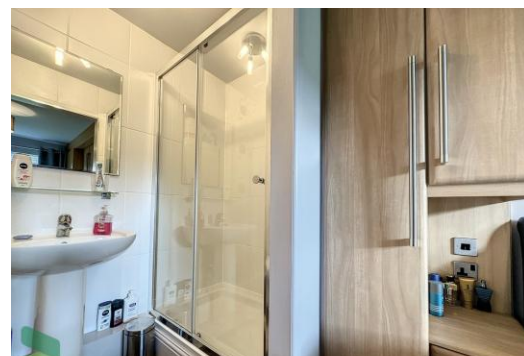
11' 3" x 5' 6" (3.43m x 1.68m) Storeroom (originally garage)

### LARGE CORNER PLOT

Lawn areas, decked area, two timber stores

### 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

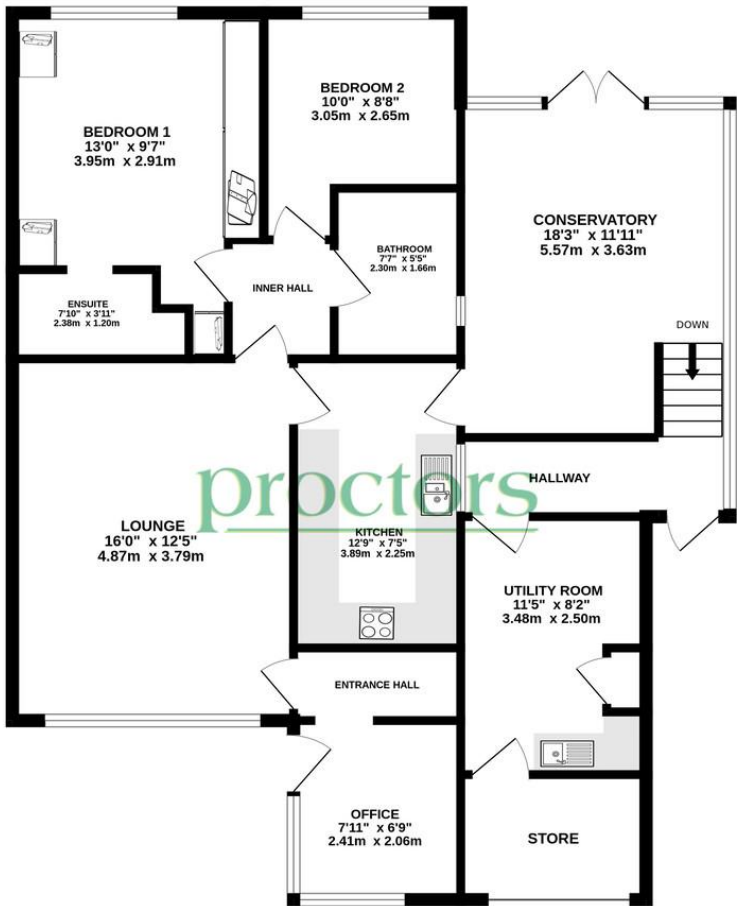
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



26 Farfield Drive, Lower Darwen, Darwen

GROUND FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



26 FARFIELD DRIVE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		