



PROCTORS

ESTATE AGENTS

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3 Ellesmere Road, Darwen

Offers in the region of £180,000 Chain Free!

Deceptively spacious modern semi-detached house situated in this popular residential location of Sunnyhurst. The integral garage was converted some years ago (with building regulations) and now provides a ground floor room that could serve a number of uses (bedroom, play room, home office) and en suite shower room, in addition there is an entrance porch, hallway, living room, dining room, fitted kitchen, first floor, three bedrooms and a family bathroom with shower. The property also benefits from PVC double-glazed windows and gas central heating. Externally there are easy to maintain gardens to the front and rear including off road parking. It is situated close to Sunnyhurst Woods with access to moorland walks, amenities on hand on A666 Blackburn road.



3 Ellesmere Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left into Earnsdale Road, left into Ellesmere Road and the property is on the right hand side.

TENURE

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

ACCOMMODATION

ENTRANCE PORCH

PVC front door, PVC double-glazed window, half glazed door through to;

HALLWAY

Radiator, staircase to first floor

LIVING ROOM

13' 9" x 13' 6" (4.19m x 4.11m) PVC double-glazed window, radiator, living flame gas fire, under stairs storage cupboard, glazed sliding doors through to;

DINING ROOM

10' 4" x 9' 2" (3.15m x 2.79m) PVC double-glazed window, radiator, PVC exterior door

BEDROOM/PLAY ROOM/HOME OFFICE (CONVERTED FROM GARAGE)

11' 6" x 7' 4" (3.51m x 2.24m) PVC double-glazed window, radiator, built in meter cupboard

EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, wash hand basin, electric heater, extractor fan, PVC double-glazed window

FITTED KITCHEN

9' 8" x 6' 8" (2.95m x 2.03m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, stainless steel four ring gas hob, built in double oven, extractor hood, integrated dishwasher, integrated fridge-freezer, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window

FIRST FLOOR

Landing, loft hatch (part boarded)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
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.

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FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled elevations, PVC double-glazed window

BEDROOM 1

10' 7" x 9' 2" (3.23m x 2.79m) Two PVC double-glazed windows, radiator

BEDROOM 2

12' 9" x 10' 5" (3.89m x 3.18m) PVC double-glazed window, radiator

BEDROOM 3

8' 8" x 7' 6" (2.64m x 2.29m) PVC double-glazed window, radiator

OUTSIDE

Garden areas to the front and rear including small driveway and good size shed/store

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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