



# PROCTORS

ESTATE AGENTS

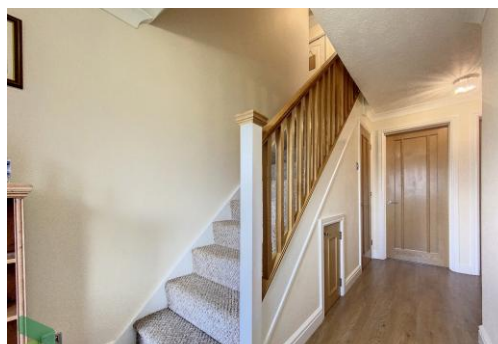
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 6 Sawley Close, Darwen

£299,950

An immaculately presented modern detached house situated on a very generous size plot and enjoying a quiet cul-de-sac location in this much sought after residential area off Minster crescent. In our opinion the property offers ideal family sized accommodation with lots of practical storage, briefly comprises, entrance hall with oak spindled balustrade, cloak room/WC, elegant lounge with double doors to the beautiful rear garden, dining room with bay window, a fully fitted kitchen with built in appliances, utility room, first floor offers a recently fitted family bathroom, four double bedrooms, one with a recently fitted en-suite shower room and three with built in storage. Gas fired central heating and PVC double-glazed windows are installed throughout. Externally there is a single garage, driveway providing off road parking for two cars, to the rear there is a larger than average garden offering large lawn area, mature hedging, paved patio, pergola, vegetable plot and practical hidden bin storage area. In our opinion this is a very impressive property and viewing is strongly recommended!



## 6 Sawley Close, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¾ mile and turn left into Grimshaw Street. Continue across into Pole Lane and turn left into Priory Drive. Turn right into Chapter Road, second left into Minster Crescent, follow the road round and turn right onto Sawley Close. The property is at the far end of the cul de sac.

### TENURE

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

### ACCOMMODATION

#### ENTRANCE HALL

'Roc' front door, double-glazed unit, staircase with oak spindled balustrade to first floor, wood effect laminate flooring, coving to ceiling

#### CLOAKROOM/WC

Low level WC, wash hand basin, radiator, tiled floor

#### LOUNGE

14' 8" x 14' 7" (4.47m x 4.44m) Measurements into PVC double-glazed double doors, two PVC double-glazed windows, feature fireplace, living flame gas fire, radiator, coving to ceiling

#### DINING ROOM

12' 9" x 9' 2" (3.89m x 2.79m) Measurements into PVC double-glazed square bay window, radiator, coving to ceiling

#### FULLY FITTED KITCHEN

11' 6" x 9' 1" (3.51m x 2.77m) Fitted wall and floor units including stainless steel single drainer sink unit with mixer tap, stainless steel five ring gas hob, stainless steel extractor hood, built in oven, tiled splash-backs, PVC double-glazed window, 'Karndean' flooring, open through to;

#### UTILITY ROOM

6' 6" x 5' 4" (1.98m x 1.63m) Stainless steel single drainer sink unit, plumbed for automatic washing machine, under counter space for tumble dryer, radiator, 'Karndean' flooring, PVC double-glazed window and PVC double-glazed exterior door

#### CONSERVATORY

12' 4" x 8' 6" (3.76m x 2.59m) PVC roof, PVC double-glazed windows, under floor heating



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band D  
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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### FIRST FLOOR

Landing, radiator, built in cupboard, loft hatch (loft part boarded)

### BEDROOM 1

12' 3" x 10' 8" (3.73m x 3.25m) Measurements up to fitted wardrobes, radiator, two PVC double-glazed windows, recessed storage cupboards



### EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, combination unit with low level WC, wash basin and storage, extractor fan, part tiled elevations, PVC double-glazed window, heated towel rail



### BEDROOM 2

12' 4" x 8' 4" (3.76m x 2.54m) PVC double-glazed window, radiator, built in wardrobe with clothes rail and shelving



### BEDROOM 3 (CURRENTLY USED AS HOME OFFICE)

10' 2" x 8' 4" (3.1m x 2.54m) PVC double-glazed window, radiator, built in wardrobe with clothes rail and shelving,

### BEDROOM 4

9' 4" x 7' (2.84m x 2.13m) PVC double-glazed window, radiator



### FAMILY BATHROOM

Panelled bath with shower attachment and mixer tap, combination unit with wash hand basin, low level WC and LED mirror over, fully tiled elevations, spotlighting to ceiling, heated towel rail, extractor fan, 'Karndean' flooring



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### OUTSIDE

To the front there is an easy to maintain garden area with off road parking for two cars, to the rear there is a larger than average garden with lawn, paved patio, mature plants and shrubs, vegetable plot and a view of Darwen Tower

### SINGLE GARAGE

Up and over door, power, light, water tap. Built in work surface and shelving

### 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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