



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



7 Tower View, Phase 3 Plot 16, Darwen

£265,000

This generous and stylish detached property in a secluded position within the contemporary development of Tower View offers a convenient location, plus an equally convenient situation where everything is brand new and if you reserve the property early enough you may be able to choose some of the finishes. Briefly comprises four bedrooms, one en-suite shower room, and a family bathroom, ground floor entrance hall, lounge with two windows allowing lots of natural light, and a large open plan kitchen/dining/living room with exterior doors, cloakroom/WC, and externally the property benefits from a private turfed garden, driveway and garage. Located close to Blacksnake Playing Fields and Hoddlesden village, Viewing a must!

LOCATION



7 Tower View, Phase 3 Plot 16, Darwen

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor. NO SERVICE CHARGES

ACCOMMODATION

ENTRANCE HALL

Composite front door with double-glazed units

CLOAKROOM/WC

Low level WC, wash hand basin, PVC double-glazed window

LOUNGE

17' 1" x 10' 5" (5.21m x 3.18m) Two PVC double-glazed windows, radiator, spotlighting to ceiling

FITTED KITCHEN OPEN TO DINING/FAMILY ROOM

21' 6" x 12' 7" (6.55m x 3.84m) Fitted wall and floor units, single drainer sink unit, electric hob, built in oven, extractor hood, integrated fridge-freezer, plumbed for automatic washing machine, spotlighting, PVC double-glazed exterior double doors

FIRST FLOOR

Landing, PVC double-glazed window, loft hatch

BEDROOM 1

12' 7" x 9' 9" (3.84m x 2.97m) PVC double-glazed window, radiator

EN SUITE SHOWER ROOM

Shower enclosure, wash hand basin, low level WC, heated towel rail, PVC double-glazed window

BEDROOM 2

12' 7" x 9' 4" (3.84m x 2.84m) PVC double-glazed window, radiator

BEDROOM 3

12' 9" x 8' 7" (3.89m x 2.62m) PVC double-glazed window, radiator

BEDROOM 4

8' 7" x 8' 6" (2.62m x 2.59m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	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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OUTSIDE

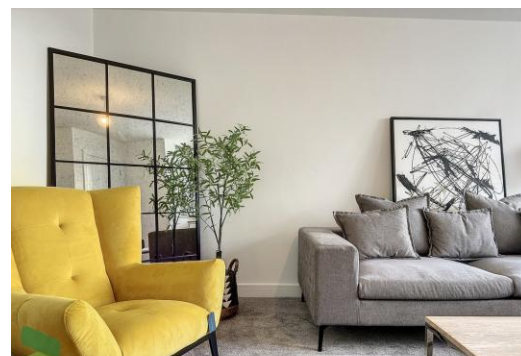
Off road parking for two cars to the front, enclosed lawned garden to the rear

GARAGE

Up and over door, side door to rear garden, power and light

PLEASE NOTE PHOTOS FROM OUR SHOW HOME

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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