



# PROCTORS

ESTATE AGENTS

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## 38 Heys Lane, Darwen

**Reduced to offers in the region of £170,000 Chain Free!**

This semi-detached modern house, constructed in the 1990's is situated within walking distance to all amenities on Blackburn Road along with both the motorway network and Darwen town centre within easy reach. This bright and spacious accommodation comprises, entrance hall, cloakroom/WC, lounge, new fitted dining kitchen with modern units and patio door to the rear garden. The first floor offers three bedrooms, two are doubles and a family bathroom with shower. Gas central heating (boiler approximately 4 years old), PVC double-glazed windows and new neutral décor throughout. The property has the benefit of generous size easy maintenance gardens and a driveway for two cars. Viewing a must!

### LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, turn right onto Heys Lane



## 38 Heys Lane, Darwen

and the property is on the left-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 HALL

PVC front door with double-glazed unit, tiled floor, radiator, staircase to first floor

#### CLOAKROOM/WC

Wash hand basin, low level WC, radiator, tiled splash-backs, PVC double-glazed window

#### LIVING ROOM

15' 5" x 13' 3" (4.7m x 4.04m) PVC double-glazed window, radiator, (did have a wood burning stove and part of the flu is there and capped off, could be reinstated with relevant ETAS regulations), door through to;



### NEWLY FITTED DINING KITCHEN

16' 4" x 9' 2" (4.98m x 2.79m) Fitted grey modern wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, PVC double-glazed sliding door to rear garden



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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### FIRST FLOOR

Lading, built in cupboard (houses gas fired central heating boiler unit, boiler approximately 4 years old), loft access via drop-down ladder (boarded and light)



### FAMILY BATHROOM

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



### BEDROOM 1

12' 5" x 9' 3" (3.78m x 2.82m) 9'3 to 9'1 min. PVC double-glazed window, radiator



### BEDROOM 2

12' 5" x 9' 3" (3.78m x 2.82m) 9'3 to 9'1. PVC double-glazed window, radiator



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### BEDROOM 3

7' x 6' 8" (2.13m x 2.03m) PVC double-glazed window, radiator



### OUTSIDE

Garden area to the front, driveway to the side providing off road parking for two cars. To the rear there is an enclosed garden with timber fencing, lawn, decked patio, raised brick built vegetable patch (currently covered with decking for additional seating)



### 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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