



PROCTORS

ESTATE AGENTS

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27 Rectory Close, Darwen

£320,000 Chain Free!

LOCATION

From Darwen town centre proceed out along Bolton Road, turn left into Hardman Way and right into Redearth Road, continue into Sough Road, turn left into Pole Lane, left into Priory Drive, left into Rectory and follow the road round and the property is 'tucked away in the corner' 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.



27 Rectory Close, Darwen

A rare opportunity to acquire a truly spacious detached bungalow situated in this quiet and much sought after residential locality off Priory Drive. In our opinion this property is tastefully and immaculately presented throughout and represents a true labour of love. The stylish living accommodation offers and bright entrance hall, main bedroom with a wide range of fitted furniture, a second bedroom with fitted wardrobes and drop-down ladder to a large boarded loft (could provide additional room with relevant planning), utility/boot room, three-piece shower room, impressive fully fitted breakfast kitchen with modern units and integrated appliances, lounge with feature wood burning stove and sun room that is large enough for dining area (overlooks the beautiful rear garden and school playing fields beyond). Benefits from gas central heating and PVC double-glazed windows. Externally there are well stocked and easy to maintain gardens, the rear garden is privately enclosed and has a selection of patio/seating areas, vegetable plots, brick built 'Grandmas potting shed', lots of well thought out storage including wood stores. In addition the driveway can accommodate several cars and gives access to a garage with new remotely controlled shutter door. VIEWING IS ESSENTIAL!

ACCOMMODATION

ENTRANCE HALL

PVC front door with double-glazed unit, laminate flooring, radiator

LOUNGE

18' 3" x 9' 6" (5.56m x 2.9m) PVC double-glazed window, radiator, feature wood burning stove

SUN ROOM WITH SPACE FOR DINING

13' 5" x 11' 3" (4.09m x 3.43m) Two PVC double-glazed windows, PVC exterior door, PVC double-glazed sliding door, radiator

FULLY FITTED BREAKFAST KITCHEN

11' 7" x 10' 3" (3.53m x 3.12m) Fitted modern wall and floor units including stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated fridge-freezer, integrated dishwasher, built in double oven, breakfast island with electric hob, stainless steel extractor hood and seating space 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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UTILITY ROOM/BOOT ROOM

7' 9" x 7' 8" (2.36m x 2.34m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, concealed bin, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, PVC exterior door



BEDROOM 1

13' 3" x 9' 6" (4.04m x 2.9m) Full range of fitted wardrobes including drawers, dressing table and bedside units, radiator, PVC double-glazed window



SHOWER ROOM

Corner shower enclosure, low level WC, vanity wash hand basin with storage cupboards, radiator, extractor fan



HOME OFFICE/ BEDROOM

15' 3" x 7' 5" (4.65m x 2.26m) PVC double-glazed window, radiator, vertical radiator, floor to ceiling fitted wardrobes, access to large loft area via drop-down ladder (boarded, houses gas fire central heating boiler unit, power and light)



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OUTSIDE

Well stocked and 'easy to maintain' gardens to the front and rear, the latter is privately enclosed and has a selection of open and secluded covered patio areas along with veg plot, storage, various wood stores, a brick built 'grandmas potting shed', water and light. To the side there are gates and practical storage areas

GARAGE

21' x 16' 5" (6.4m x 5m) New remotely controlled shutter door, power, light, work benches (included at the asking price)



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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