



PROCTORS

ESTATE AGENTS

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121 Sandy Lane, Darwen

Offers Over £190,000

An attractive and very deceptive modern townhouse situated in this very popular and convenient residential area close to the centre of Lower Darwen, but within easy reach of Darwen, Blackburn and the M65 at Junction 4. The property has been extended and now provides ideal family sized accommodation. There are four bedrooms (one with en-suite shower room) and a family bathroom. There is a spacious lounge and fully fitted dining kitchen. It has gas central heating and PVC double-glazing. Externally there is a rear garden and a garage which has been converted and could be used as an office, a playroom or a gymnasium. Viewing is highly recommended to fully appreciate what this property has to offer.



121 Sandy Lane, Darwen

ENTRANCE PORCH

PVC double glazed window, Rock front door

LOUNGE

19' 3" x 14' 4" (5.87m x 4.37m) Measurements into PVC double glazed square bay window, living flame gas fire in fire surround, double radiator, open staircase, cupboard under stairs.

FULLY FITTED DINING KITCHEN

14' 3" x 11' 10" (4.34m x 3.61m) Wall and floor units including drawers, built in oven and gas hob, extractor, stainless steel single drainer sink unit, radiator, PVC double glazed windows and french doors, gas fired central heating boiler unit

FIRST FLOOR

Landing, double radiator

THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, W.C, PVC double glazed window, chrome heated towel rail, spotlights

BEDROOM 1

12' 6" x 12' 1" (3.81m x 3.68m) Two PVC double glazed windows, radiator, built in wardrobe

BEDROOM 2

11' 1" x 6' 4" (3.38m x 1.93m) PVC double glazed window, radiator

BEDROOM 3

8' 11" x 7' 9" (2.72m x 2.36m) PVC double glazed window, radiator

SECOND FLOOR

Landing, Velux double-glazed window

BEDROOM FOUR

13' 8" x 10' 5" (4.17m x 3.18m) Measurements are at the maximum. Radiator, velux double glazed window, eaves access.

ENSUITE SHOWER ROOM

Walk in shower, wash basin, W.C, radiator, velux double glazed window.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
Blackburn with Darwen Borough Council
C

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.

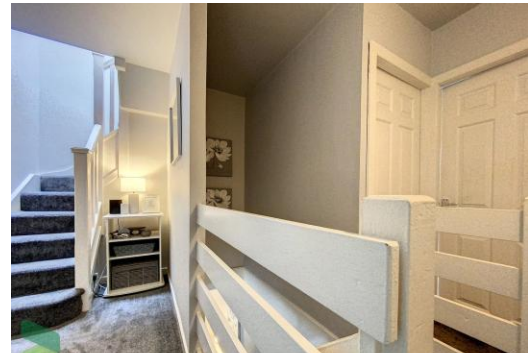
121 Sandy Lane, Darwen

OUTSIDE

Small paved front garden, rear garden with paved patio area and lawn area

GARAGE

15' 8" x 7' 8" (4.78m x 2.34m) Converted ideal for store/games room



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		