



# PROCTORS

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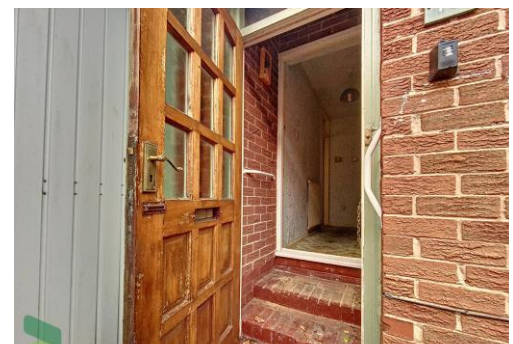
## 10 Rectory Close, Darwen

**Offers over £140,000, CASH BUYERS ONLY!**

A rare opportunity to acquire a semi detached true bungalow situated in this quiet much sought after residential locality off Priory Drive. In our opinion the property is in need of a improvement programme and would be ideal for a buyer looking for a project. Briefly comprises, porch, hallway, spacious lounge with space for dining, fitted kitchen and three-piece bathroom. Gas central heating and double-glazed windows are all installed throughout. Externally there are gardens to the front and rear (overgrown) along with a driveway and attached single garage.

### 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 on the right hand side.



# 10 Rectory Close, Darwen

## TENURE

To be advised

## ACCOMMODATION

## PORCH

Two steps up to glazed door through to;

## HALLWAY

Built in cupboard, built in airing cupboard, radiator, loft hatch

## BEDROOM 2

11' 8" x 7' 9" (3.56m x 2.36m) Double-glazed window, radiator

## LIVING ROOM WITH DINING AREA

16' 9" x 12' 1" (5.11m x 3.68m) Brick built chimney breast, gas fire, two radiators, access to a large lean to/greenhouse

## BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, radiator, double-glazed window

## BEROOM 1

12' 1" x 9' 5" (3.68m x 2.87m) PVC double-glazed window, radiator

## FULLY FITTED KITCHEN

11' 8" x 8' 8" (3.56m x 2.64m) Fitted wall and floor units, stainless steel single drainer sink unit, electric hob, built in under oven, extractor, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window

## OUTSIDE

Small garden area to the front and enclosed (well stocked and over grown) garden to the rear

## DRIVEWAY TO ATTACHED GARAGE

Up and over door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band  
Blackburn with Darwen Borough Council  
E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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### 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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