



# PROCTORS

ESTATE AGENTS

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## 21 Coniston Drive, Darwen

**£200,000 Chain Free**

A very attractive semi-detached true bungalow situated in this much sought after, well established residential Pot house area. The property has been tastefully improved and well maintained throughout. There is a lounge, fitted kitchen with breakfast bar, 2/3 bedrooms (one used as a dining room), conservatory and three-piece shower room. It has a loft with pull down ladder. It has gas central heating and PVC double-glazed windows. There are low maintenance gardens to the front and rear. There is a level driveway with parking for several cars leading to a larger than average detached garage. Viewing is highly recommended.





## 21 Coniston Drive, Darwen

### LOCATION

From Darwen town centre leave on Bolton road, and turn left onto Hardman Way, continue onto Sudell Road. Bear right into Marsh House lane, proceed to the mini roundabout and turn left into Roman Road. Proceed onto Pothouse, and turn left onto Coniston Drive.

### TENURE

We have been advised by the vendor that the property is freehold. Any prospective buyers should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

Built in cupboard, radiator, loft access with pull down ladder (power and light)

#### LOUNGE

14' 11" x 11' 7" (4.55m x 3.53m) PVC double-glazed window, two radiators, attractive fire surround with electric fire

#### FITTED KITCHEN

10' 5" x 10' 1" (3.18m x 3.07m) Fitted wall and floor units including drawers, breakfast bar, stainless steel single drainer sink unit, PVC double-glazed window and exterior door

#### BEDROOM 1

13' 1" x 10' 3" (3.99m x 3.12m) PVC double-glazed window, two radiators

#### BEDROOM 2

10' 2" x 7' 3" (3.1m x 2.21m) PVC double-glazed window, radiator

#### SHOWER ROOM

Walk in shower, wash hand basin, low level WC, PVC double-glazed window, radiator, fully tiled walls

#### BEDROOM 3/DINING ROOM

10' x 9' (3.05m x 2.74m) PVC double-glazed window, radiator, double doors through to;

#### CONSERVATORY

12' x 6' 3" (3.66m x 1.91m) PVC double-glazed window, radiator, french doors

#### OUTSIDE

Low maintenance gardens, driveway to side, parking for several cars



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band C  
Blackburn with Darwen Borough Council  
Band D

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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### DETACHED GARAGE

19' x 11' (5.79m x 3.35m) Two PVC double-glazed windows, new garage door, power and light



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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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