



PROCTORS
ESTATE AGENTS

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Northumberland Close, Darwen

"Offers Over" £210,000

An attractive modern semi-detached house in this popular residential development off Cranberry Lane. The property is within walking distance to surrounding country side. The extended accommodation, in our opinion, is very tastefully presented though out and has 3 bedrooms (one with en suite shower room), a three-piece family bathroom, an elegant lounge, fully fitted dining kitchen which opens up to a sun-room, a separate play room, home office and just off the entrance hall there is a two piece cloakroom/WC. Benefits from gas central heating, PVC double glazed windows, neutral decor with complimenting flooring throughout. Externally there is a rear garden with a decked area and a driveway to the side for two cars. Internal inspection is essential to fully appreciate the space provided by the ground floor extension.



Northumberland Close, Darwen

LOCATION

From Darwen town centre leave on Bolton Road and turn left onto Watery Lane, turn right onto Cranberry Lane and bear left onto Lower Barn Street. Northumberland Close is straight ahead and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (£125 p.an and this includes service charge). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

Composite front door, laminate flooring, radiator, staircase with spindled balustrade (to first floor)

CLOAK ROOM/WC

PVC double-glazed window, low level WC, pedestal wash hand basin, part tiled elevations, tiled floor

LOUNGE

15' x 11' 7" (4.57m x 3.53m) Measurements into recess. PVC double-glazed window, 'Minster' stone fireplace, living flame gas fire, radiator, 'Karndean' flooring, coving to ceiling

FITTED DINING KITCHEN

15' 6" x 8' 8" (4.72m x 2.64m) Fitted 'cashmere' coloured wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, tiled floor, PVC double-glazed window, open through to;

SUN LOUNGE

15' 1" x 6' 7" (4.6m x 2.01m) PVC double-glazed roof, two PVC double-glazed windows, PVC double-glazed double doors (to rear garden)

HOME OFFICE

6' x 5' 2" (1.83m x 1.57m) PVC double-glazed roof, PVC double-glazed windows, tiled floor, radiator

PLAY ROOM

9' x 6' 10" (2.74m x 2.08m) PVC double-glazed roof, PVC double-glazed windows, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band
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 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.

Northumberland Close, Darwen

FIRST FLOOR

Landing, PVC double-glazed window, spindled balustrade, loft hatch

BEDROOM 1

13' 3" x 8' 6" (4.04m x 2.59m) PVC double-glazed window, radiator, fitted wardrobes (3 doors), open plan through to;

EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash-hand basin, radiator, fully tiled elevations, spotlighting, extractor fan, laminate flooring, PVC double-glazed window

BEDROOM 2

10' 6" x 8' 3" (3.2m x 2.51m) PVC double-glazed window, radiator

BEDROOM 3

7' 4" x 6' 7" (2.24m x 2.01m) PVC double-glazed window, radiator

FAMILY BATHROOM

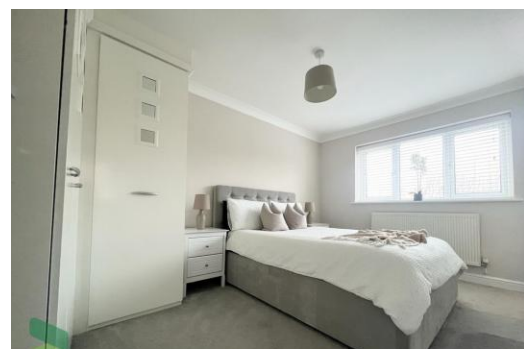
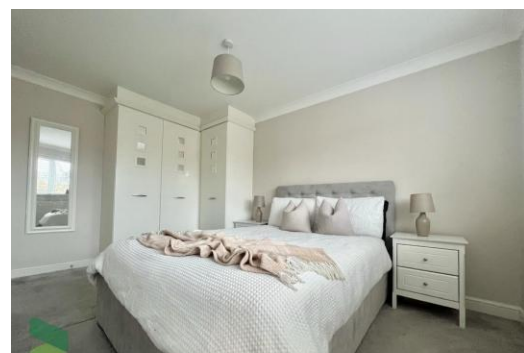
Panelled bath with shower attachment, pedestal wash hand basin, low level WC, radiator, electric shaver point, laminate flooring, spotlighting, PVC double-glazed window

OUTSIDE

Block-paved driveway to the side providing off road parking for two cars, to the rear there is an easy to maintain garden with decked patio area, lawn area and timber fencing

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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