



## 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)



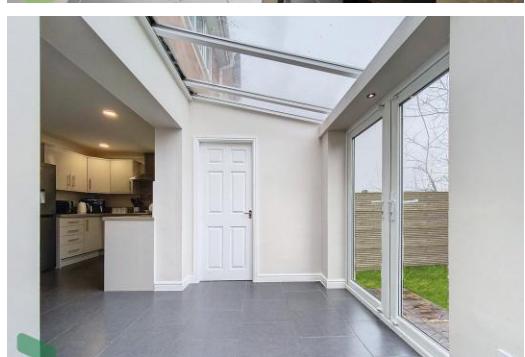
### CLOAK ROOM/WC

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 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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## 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, spotighting, 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

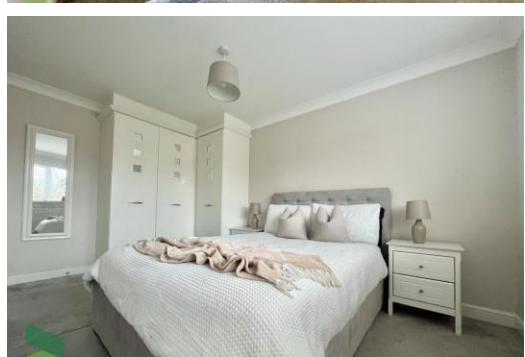
## BEDROOM 3

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, spotighting, 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



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