



PROCTORS

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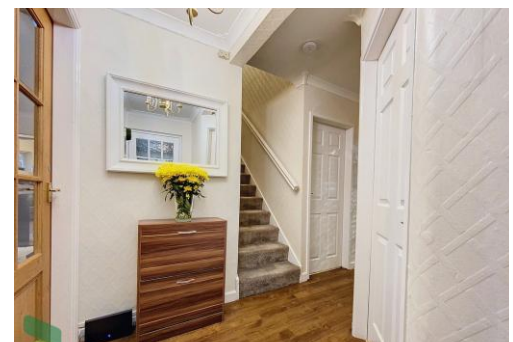
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Kingsway, Lower Darwen

“Offers Over” £230,000

Proctors Estate Agents are pleased to present to the market this outstanding modern 3 bedroom semi detached dormer bungalow situated in the ever popular Lower Darwen area of Blackburn, close to all excellent local amenities including local schooling and within easy reach of the M65 motorway. The property has been tastefully improved throughout and briefly comprises, entrance, reception lounge through dining, fully fitted kitchen, 3 piece shower room, 3 bedrooms one with fitted wardrobes, complemented by UP VC double glazing and gas central heating. Externally there is a large driveway which provides off road parking for several vehicles, leading to the single detached garage. There are also well maintained gardens to the front and rear, with the rear backing onto a private woodland area, well screened for privacy. Early viewing is highly recommended to fully appreciate this lovely family home.



Kingsway, Lower Darwen

TENURE

We are advised that the property is Freehold, any prospective purchaser should confirm this with their conveyancing solicitor

ACCOMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Karndean flooring, radiator

THROUGH LOUNGE WITH DINING AREA

22' 5" x 15' (6.83m x 4.57m) Electric fire in modern fire surround, 3 radiators, 2 PVC double glazed windows, wall lighting

FULLY FITTED KITCHEN

14' 2" x 10' 10" (4.32m x 3.3m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, plumbed for washer, radiator, PVC double glazed window and door, tiled flooring

SITTING ROOM OR BEDROOM

15' x 11' (4.57m x 3.35m) PVC double glazed french doors, radiator, tiled flooring

THREE PIECE SHOWER ROOM

Walk in shower, vanity wash basin, WC, PVC double glazed window, fully tiled walls, chrome radiator.

STAIRS TO FIRST FLOOR LANDING

Concealed entrance into loft space, fitted wardrobes, display shelving

BEDROOM ONE

11' x 13' 5" (3.35m x 4.09m) Fitted wall to wall wardrobes, PVC double glazed window, radiator, wall lighting, good outlooks towards Darwen Tower

BEDROOM TWO

11' x 7' 9" (3.35m x 2.36m) Radiator, PVC double glazed window, eaves access and storage (gas fired central heating boiler unit)

OUTSIDE

Long driveway with parking for several vehicles, attractive gardens with decked patio and lawned areas, private at rear, timber shed.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band C
Local Authority	
EPC Rating	62d

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.

Kingsway, Lower Darwen

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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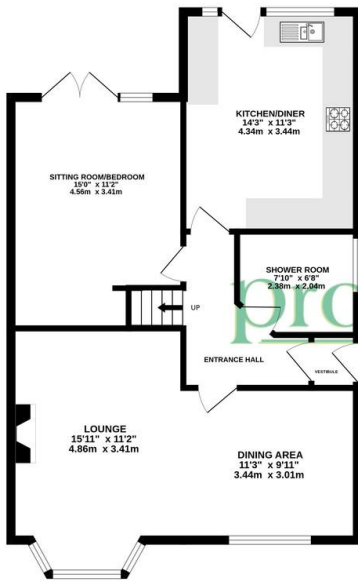
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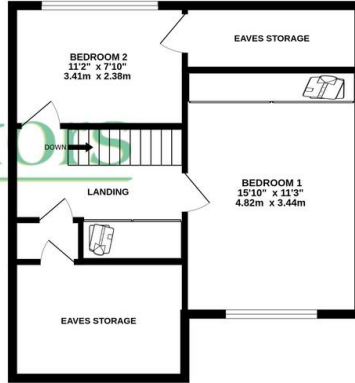
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GROUND FLOOR
715 sq. ft. (66.4 sq.m.) approx.



1ST FLOOR
496 sq. ft. (46.0 sq.m.) approx.



11 KINGSWAY - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 1210 sq. ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		