



PROCTORS

ESTATE AGENTS

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7 Cranfield View, Darwen

Offers Over £138,500

A delightfully situated stone faced mid terrace cottage, in this sought after semi rural locality of Cranberry. The property is set back from the road, enjoys open aspects and is on the fringe of open countryside. Briefly comprises; entrance vestibule, Sitting room, living room/dining room open through to a fitted kitchen (new in 2020), first floor, two bedrooms, a three-piece bathroom with shower, and a useful attic room. Benefits from gas central heating, PVC double-glazed windows and a new roof in 2022. Externally there is a small garden area to the front and an enclosed garden to the rear. In our opinion the property has been well maintained over the years, however it is in need of little décor update, we feel this is reflected in the asking price. The property is located in the sought after residential area of Cranberry and is also within easy reach of all surrounding towns and the motorway network.



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LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn left into Watery Lane. Turn right into Cranberry Lane and the property is set back on the left-hand side on a private track.

TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, mosaic tiled floor, meter cupboard, half glazed door through to;

SITTING ROOM

15' 3" x 10' 4" (4.57m x 3.15m) PVC double-glazed window (pleasant outlooks), radiator, open through to;

LIVING ROOM/DINING ROOM

14' 8" x 13' 9" (4.47m x 4.19m) PVC double-glazed double doors to rear garden, vertical radiator, feature 'artwork radiator', open through to;

FITTED KITCHEN

9' 3" x 7' 3" (2.82m x 2.21m) Fitted high-gloss 'oyster gray' wall and floor units including drawers, induction hob, black extractor hood, built in under oven, black single drainer sink unit with spray mixer tap, PVC double-glazed window, under stairs storage cupboard with shelving and power point

FIRST FLOOR

Landing

BEDROOM 1

15' 2" x 10' 4" (4.62m x 3.15m) PVC double-glazed window (pleasant outlooks), radiator

BATHROOM

Twin vanity units with glass wash hand basins and storage, panelled bath with shower and shower attachment over, low level WC, heated towel rail, tiled elevations, built in cupboards

BEDROOM 2

13' 8" x 7' (4.17m x 2.13m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
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 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.

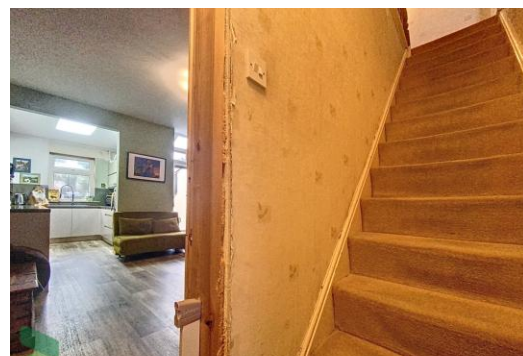
7 Cranfield View, Darwen

ATTIC ROOM

13' 1" x 10' 7" (3.99m x 3.23m) Double-glazed roof window,

OUTSIDE

Small garden area to the front and enclosed garden to the rear



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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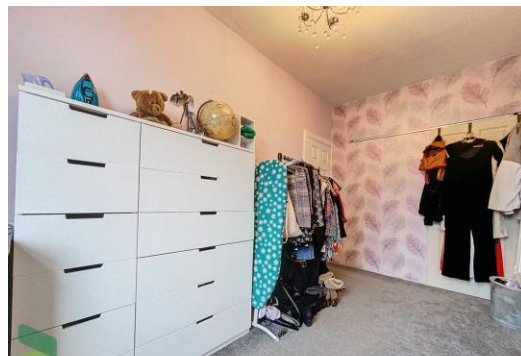
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