



# PROCTORS

ESTATE AGENTS

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## Moorcroft, Lower Darwen

**“Offers Over” £255,000**

This very impressive modern detached house has been appointed to the highest standards and provides very attractive living accommodation throughout. It enjoys a cul-de-sac location in this very popular and convenient residential area with Lower Darwen primary school nearby and easy access to J4 of M65 giving access to the whole region and beyond. The property has been constantly improved by the present owners to include a new fully fitted kitchen, modern bathrooms and cloakroom and a large conservatory. There are 3 bedrooms (one with fitted wardrobes and en-suite), a family bathroom, open plan fully fitted kitchen, separate lounge and 2 piece cloakroom. There are well laid gardens including a log cabin/workshop. There is a driveway leading to the garage which also has rear access to the garden. Viewing is highly recommended.



# Moorcroft, Lower Darwen, Darwen

## ENTRANCE VESTIBULE

## ENTRANCE HALL

Karndean flooring, radiator

## 2 PIECE CLOAKROOM

Wash basin, WC, radiator, Karndean flooring, PVC double glazed windows

## LOUNGE

16' 2" x 10' 2" (4.93m x 3.1m) Electric fire in fire surround, radiator, 2 x PVC double glazed windows

## SUPERB NEW FULLY FITTED DINING KITCHEN

16' 2" x 10' 6" (4.93m x 3.2m) Newly fitted wall and floor units, built in oven, gas hob, extractor, fridge, freezer, dishwasher, Karndean flooring, spotlighting, granite worktops with inlaid sink with mixer tap, PVC double glazed window, cupboard under stairs with larder cupboard, double doors to

## LARGE CONSERVATORY

15' 6" x 12' (4.72m x 3.66m) PVC double glazed windows and french doors, with electric blinds, radiator, Karndean flooring

## FIRST FLOOR

## LANDING

PVC double glazed window, storage cupboard, boarded loft with lighting

## BEDROOM ONE

13' 6" x 10' 7" (4.11m x 3.23m) Fitted mirrored wardrobes plus fitted bedside wardrobes, built in cupboard, radiator, PVC double glazed window

## EN-SUITE SHOWER ROOM

5' 2" x 5' 1" (1.57m x 1.55m) Walk in shower, wash basin, WC, PVC double glazed window, fully tiled wall and floor, chrome radiator/towel rail, mirrored cabinet

## BEDROOM TWO

10' 7" x 9' 1" (3.23m x 2.77m) Radiator, PVC double glazed window

## BEDROOM THREE

10' 7" x 6' 8" (3.23m x 2.03m) Radiator, PVC double glazed window

## FAMILY BATHROOM

3 piece suite, panelled bath with shower and screen, wash basin, WC, radiator, PVC double glazed window, tiled walls and floor



|                  |           |
|------------------|-----------|
| Tenure           | Leasehold |
| Ground Rent      |           |
| Council Tax Band | Band      |
| Local Authority  |           |
| EPC Rating       | 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.

## Moorcroft, Lower Darwen

### OUTSIDE

Attractive gardens - newly laid with porcelain paving tiles, lawned and gravelled areas

### LOG CABIN/WORKSHOP

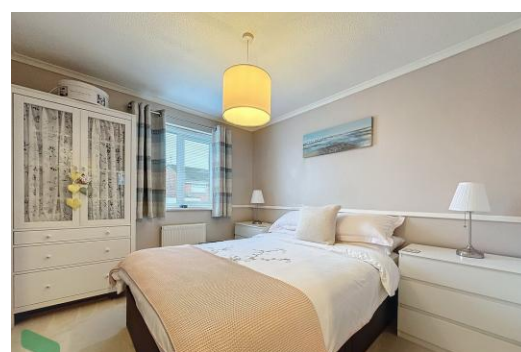
9' 9" x 9' 7" (2.97m x 2.92m) Power and light, decked verandah

### GARAGE

16' 3" x 9' 6" (4.95m x 2.9m) Wall units, plumbed for washer, PVC rear door, up and over door, power and light

### 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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