



# PROCTORS

ESTATE AGENTS

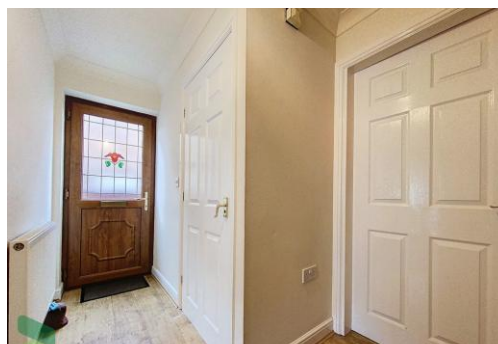
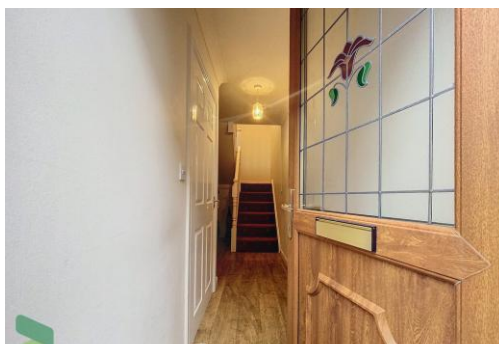
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## 17 Westmorland Close, Darwen

£205,000

A modern semi-detached house situated on the much sought after development in the popular semi-rural location at Cranberry. The property is a little dated in places and we feel that this is reflected in the realistic asking price. The accommodation comprises, entrance hall, two-piece cloakroom, living room, fitted dining kitchen and sun room. First floor, three bedrooms (the master has en-suite), family bathroom, gardens to front and rear with block paved driveway. Gas central heating and PVC double-glazed windows.



## 17 Westmorland Close, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road and turn left onto Watery Lane, turn right onto Cranberry Lane, turn left onto Cumberland Close, first right into Westmorland and the property is at the far end of the cul de sac on the left hand side.

### TENURE

We are advised by the vendor that the property is Leasehold (assumed 999 year lease). The Leasehold and service charge together are £125 p.a. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

PVC double-glazed front door, radiator, laminate flooring, staircase to first floor

#### CLOAKROOM/WC

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

#### LIVING ROOM

15' 7" x 9' 7" (4.75m x 2.92m) Measurements into recess. PVC double-glazed window, radiator

#### FITTED DINING KITCHEN

15' 6" x 8' 8" (4.72m x 2.64m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit, stainless steel four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, space for tumble dryer, space for fridge-freezer, tiled splash-backs, wall mounted gas fired central heating boiler unit (approx. 5 years old), PVC double-glazed double doors through to;

#### SUN ROOM

11' 10" x 10' 8" (3.61m x 3.25m) PVC double-glazed windows, laminate flooring, wall mounted electric fire, PVC double-glazed double doors to rear garden



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1215.00 p.a.  
Band C  
Blackburn with Darwen Borough Council  
Band C

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.

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### FIRST FLOOR

Landing, spindled balustrade, loft hatch

### BEDROOM 1

12' 4" x 9' 1" (3.76m x 2.77m) A range of matching fitted furniture, PVC double-glazed window, radiator, open through to;

### EN SUITE

PVC double-glazed window, radiator, glazed and tiled shower enclosure, pedestal wash hand basin, laminate flooring

### BEDROOM 2

9' 1" x 8' 3" (2.77m x 2.51m) PVC double-glazed window, radiator, mirrored wardrobes

### BEDROOM 3

9' 9" x 6' 10" (2.97m x 2.08m) PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled bath with shower attachment, vanity wash hand basin with storage below and large mirror above, low level WC, electric shaver point, radiator, PVC double-glazed window

### OUTSIDE

Garden area to the front, long block-paved driveway, wrought iron double gates to enclosed rear garden with 'Astroturf', decking and paving



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### 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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