



PROCTORS

ESTATE AGENTS

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49 Priory Drive, Darwen

Offer over £250,000

A detached true bungalow situated on a large plot that has two driveways providing off road parking for several cars along with a large garage at the rear. It situated in this much sought after residential locality of Priory Drive. Briefly comprises: Entrance porch, hallway, spacious lounge with ample space for dining, two double bedrooms (one with built in wardrobes), bathroom with shower (new 2021), impressive fully fitted breakfast kitchen (new 2023) and a sun room that overlooks the rear garden. Benefits from PVC double-glazed windows, gas central heating and hardwired fire alarm. Externally there are gardens to the front and rear, the latter is privately enclosed and has a recently installed covered area that makes an ideal outdoor entertaining space. The solar panels are not included in the sale (may be open to separate negotiations). Viewing recommended!



49 Priory Drive, Darwen

LOCATION

From Darwen town centre proceed out along Bolton Road, turn left into Hardman Way and right into Redearth Road, continue into Sough Road, turn left into Pole Lane, left into Priory Drive, and the property is on the right hand side.

TENURE

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

ACCOMMODATION

ENTRANCE PORCH

PVC front door, PVC double-glazed windows, tiled elevations and floor, glazed door through to;

HALLWAY

Two large built in storage cupboards, radiator, loft hatch (drop-down ladder, boarded and light, potential to add additional bedrooms with relevant permissions)

OPEN PLAN LIVING ROOM WITH SPACE FOR DINING

23' 5" x 13' (7.14m x 3.96m) Two PVC double-glazed bow windows, two vertical radiators

FULLY FITTED KITCHEN (NEW 2023)

16' 9" x 10' 3" (5.11m x 3.12m) Fitted modern wall and floor units including drawers, central island with single drainer one and a half bowl sink unit with mixer tap, gas cooking range, extractor hood, integrated dishwasher, tiled splash-backs, PVC double-glazed window, door through to;



Tenure	Freehold
Ground Rent	n/a
Council Tax Band	Band
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	D

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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SUN ROOM

17' x 9' 5" (5.18m x 2.87m) 9'5 min to 15'6 max. PVC roof, PVC double-glazed windows, tiled floor, PVC exterior door (to rear garden)



BEDROOM 1

14' 6" x 10' 4" (4.42m x 3.15m) Measurements upto fitted wardrobes, PVC double-glazed window, radiator



BEDROOM 2

10' x 8' 9" (3.05m x 2.67m) PVC double-glazed window, radiator



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BATHROOM (NEW 2022)

'L' shaped panelled bath with shower, shower attachment, mixer tap and screen. Vanity wash hand basin with storage below, low level WC, heated towel rail, tiled elevations, extractor fan, PVC double-glazed window



OUTSIDE

Gardens to the front and rear, two driveways that can accommodate 6-8 cars (one of the driveways has gated access and is ideal for a caravan). The rear garden is privately enclosed, paved, and has a new covered area, plants, shrubs and a good size shed. The solar panels are not included in the sale (may be open to separate negotiations).



GARAGE

New roof, electric roller shutter door



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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