



## 2 Wellsprings, Off Marsh House Lane, Darwen

**£110,000, Chain free!**

On this established residential cul de sac, we are pleased to offer for sale this purpose built, ground floor apartment, situated in this popular and sought-after residential area close to all amenities at Marsh House Lane and the town centre. This impressive accommodation has a main bedroom with impressive en suite shower room, a second bedroom, a three-piece bathroom, a spacious lounge with exterior PVC double-glazed patio doors, a separate fully fitted kitchen with built in appliances. Benefits from electric central heating, PVC double-glazed windows, smoke detectors and intercom system. Externally there is an allocated parking bay to the front along with visitor bays. Viewing is strongly recommended.



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### LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and turn right onto Marsh House Lane. Turn right onto Beaumont Way and the block is immediately on the right hand side.

### TENURE

We are advised by the vendor that the property is Leasehold, approximately £100 p.a. The service charge is £270 per quarter. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

Built in airing cupboard with light, built in shelving, radiator

#### BEDROOM 1

14' 5" x 11' 1" (4.39m x 3.38m) PVC double-glazed window, radiator

#### IMPRESSIVE EN SUITE

Glazed and tiled shower enclosure, vanity wash hand basin with storage below, low level WC, electric wall heater, extractor fan

#### BEDROOM 2

9' 3" x 9' (2.82m x 2.74m) PVC double-glazed window, electric radiator

#### BATHROOM

Panelled bath with mixer tap, pedestal wash hand basin, low level WC, electric wall heater, part tiled elevations, PVC double-glazed window

#### LIVING ROOM

16' 4" x 12' 2" (4.98m x 3.71m) Two PVC double-glazed windows, PVC double-glazed double doors (to garden areas), feature electric fire, radiator

#### FULLY FITTED KITCHEN

13' x 5' 9" (3.96m x 1.75m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, integrated washer/dryer tiled splash-backs, PVC double-glazed window

#### OUTSIDE

One allocated parking bay, visitors parking bays and communal bin store



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

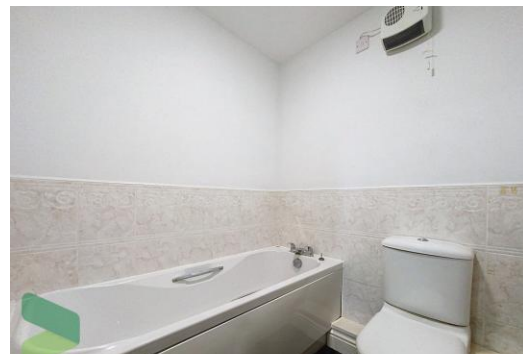
Leasehold  
Approximately £100 per annum  
Band A  
Blackburn with Darwen Borough Council  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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### 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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