



## 5 Wellsprings Marsh House Lane, Darwen

**£92,500, Chain free!**

This first floor apartment off Marsh House Lane provides more than just a desirable address. Attractive and bright living accommodation comprises two bedrooms, three-piece bathroom with shower, "L" shaped lounge open to dining area and a fully fitted kitchen with built in appliances. PVC double-glazed windows and electric heaters are installed throughout. Other extras include intercom system for automated access to visitors, smoke detectors, fire doors and allocated parking for one car at the front of the apartment block. Viewing recommended at this realistic asking price.

### LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. From here turn right onto Beaumont Way and first right on to Wellsprings.



## 5 Wellsprings, Off Marsh House Lane, Darwen

### TENURE

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

### MAIN COMMUNAL ENTRANCE HALL

Carpeted stair case to all floors with spindled balustrade, individual post boxes, door through to access for four of the first floor apartments

### ACCOMMODATION

#### PRIVATE ENTRANCE HALL

Laminate flooring, built in storage cupboards, electric heater, wall mounted telephone giving intercom access

#### BEDROOM 1

12' 1" x 9' 8" (3.68m x 2.95m) PVC double-glazed window, electric wall heater, laminate flooring

#### BEDROOM 2

9' 2" x 8' (2.79m x 2.44m) PVC double-glazed window, electric wall heater, laminate flooring

#### THREE PIECE BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, fully tiled elevations, extractor, electric wall heater

#### OPEN PLAN LOUNGE AND DINING KITCHEN

##### LOUNGE

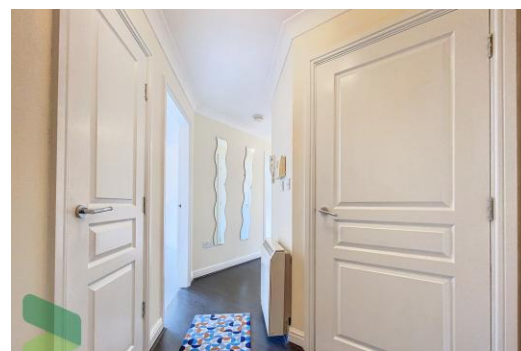
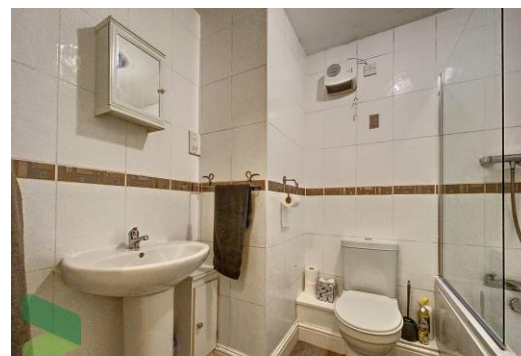
12' 6" x 10' 8" (3.81m x 3.25m) Two PVC double-glazed windows, PVC double-glazed double doors to 'Juliette balcony', laminate flooring

##### DINING AREA

9' 7" x 6' 9" (2.92m x 2.06m) Electric heater, laminate flooring, open through to;

##### FULLY FITTED KITCHEN

9' 3" x 5' 6" (2.82m x 1.68m) Modern wall and floor units including stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled walls, wine rack, stainless steel four ring electric hob, stainless steel extractor hood, built in under oven, plumbed for automatic washing machine, space and power point for fridge-freezer



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
Approx £100.00 per annum  
Band A  
Blackburn with Darwen Borough Council  
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 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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### OUTSIDE

Communal lawned grounds, one allocated parking bay (in addition there are visitor parking bays)



### 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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