



3 Marquis Close, Lower Darwen, Darwen

“Offers Over” £225,000

An outstanding mature semi-detached domer bungalow situated in this highly popular and convenient residential area at Lower Darwen. The property is appointed to high standards throughout. It provides well proportioned accommodation and has two reception rooms, three bedrooms (one with en-suite shower room). There is a fully fitted kitchen and a ground floor three piece bathroom. It is tastefully decorated throughout and has gas central heating and PVC double glazing. Externally, there are very attractive low maintenance gardens with a covered astro turf area and paved areas with garden insets. There is also a detached garage converted to a utility room/workshop but could be used for other purposes. There is a driveway to the side and parking for several cars. Viewing is highly recommended.



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ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator, wood flooring, spotlighting

LOUNGE

10' 6" x 14' 10" (3.2m x 4.52m) Into PVC double glazed bay window, recessed fireplace, radiator

DINING ROOM/BEDROOM

10' 11" x 10' (3.33m x 3.05m) Radiator, PVC double glazing, wood flooring, storage cupboard

SITTING ROOM

12' 2" x 10' 11" (3.71m x 3.33m) Radiator, PVC double glazed patio doors, cupboard under stairs

THREE PIECE BATHROOM

Panelled bath with shower & screen, wash basin, WC, PVC double glazing, radiator

FULLY FITTED KITCHEN

10' 9" x 7' 10" (3.28m x 2.39m) Wall & floor units, built in oven, hob, microwave, stainless steel single drainer unit, fridge, freezer, PVC double glazed window & door

LANDING

Built in wardrobes, access to loft

MASTER BEDROOM

14' 6" x 11' (4.42m x 3.35m) 2 x PVC double glazed windows, radiator

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, fully tiled walls, radiator/towel rail

BEDROOM TWO

10' 10" x 10' 2" (3.3m x 3.1m) PVC double glazed window, radiator

OUTSIDE

Low maintenance garden, covered astro turf area, paved area & garden insets, garden shed

CONVERTED GARAGE TO WORKSHOP/OFFICE/UTILITY ROOM

14' 1" x 9' 3" (4.29m x 2.82m)



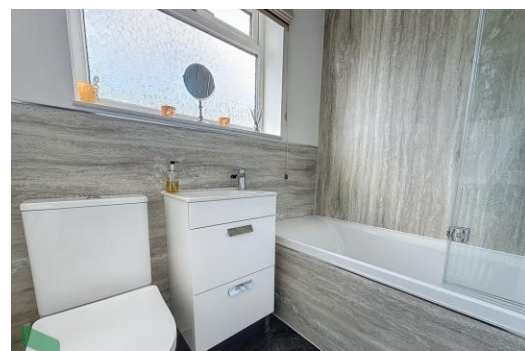
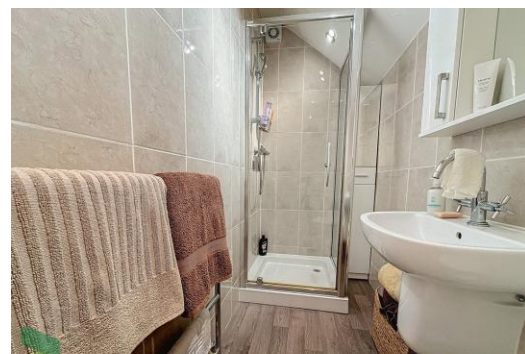
Tenure	Freehold
Ground Rent	
Council Tax Band	Band C
Local Authority	
EPC Rating	64

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.



Proctors Darwen

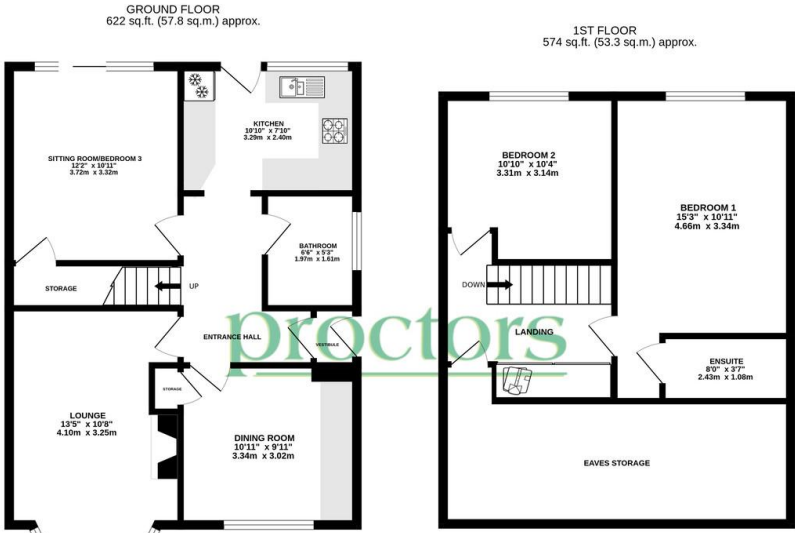
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3 MARQUIS CLOSE - MARKETED BY PROCTORS ESTATE AGENTS
 TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 10/2024



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		