



# PROCTORS

ESTATE AGENTS

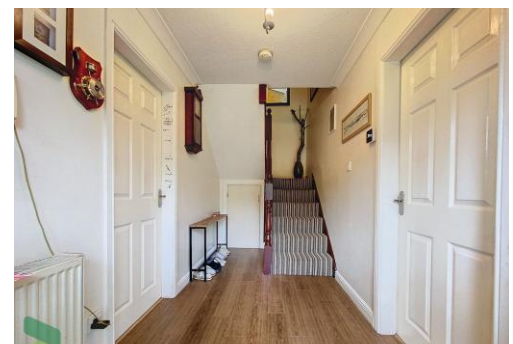
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## 16 The Sidings, Darwen

£205,000

A very attractive modern semi-detached house situated on this much sought after residential development. The property is in an enviable quiet cul-de-sac position, on the fringe of open countryside yet within easy reach of all local amenities and surrounding towns. The accommodation has the benefit of three bedrooms (one with en-suite shower room), a family bathroom, a living room, fully fitted dining kitchen with built in appliances and access to a generous size conservatory with views over the beautiful and private rear garden. Benefits from gas central heating (boiler approximately 3 years old) and PVC double-glazed windows. Externally there is a long block-paved driveway providing off-road parking for up to 5 cars and gated access to enclosed family and wildlife friendly garden to the rear. In our opinion this would make an ideal family home, viewing is recommended.





## 16 The Sidings, Darwen

### LOCATION

From Darwen town centre leave on A666 Bolton Road, continue then turn left into Grimshaw Street, turn left into The Sidings development and turn right into the first cul de sac and the property is on the right hand side.

### TENURE

We are advised by the vendor that the property is Leasehold, 999 year, £75 p.a. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door, 'Karndene' flooring, radiator, staircase to first floor, under stairs storage cupboard

#### LIVING ROOM

15' 5" x 9' 8" (4.7m x 2.95m) PVC double-glazed window, fireplace with marble inset and hearth, radiator, laminate flooring, wall lights, coving to ceiling

#### FITTED DINING KITCHEN

15' 7" x 8' 7" (4.75m x 2.62m) Fitted high-gloss wall and floor units including drawers, single drainer one and a half bowl sink unit with spray mixer tap, stainless steel four ring gas hob, stainless steel splash-back, built in under oven, stainless steel extractor hood, integrated fridge-freezer, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, glazed double doors through to;

#### CONSERVATORY

12' 8" x 12' 6" (3.86m x 3.81m) PVC roof, PVC double-glazed windows, radiator, laminate flooring, PVC double-glazed double doors to rear garden

#### FIRST FLOOR

Landing, spindled balustrade, loft access

#### BEDROOM 1

12' 3" x 8' 9" (3.73m x 2.67m) PVC double-glazed window (overlooks rear garden), fitted wardrobes, matching drawers and cupboards, radiator, open through to;

#### EN SUITE SHOWER

Glazed and tiled shower enclosure, vanity wash hand basin with storage below, fully tiled walls, extractor fan, PVC double-glazed window



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Leasehold

£75

Band B

Blackburn with Darwen Borough Council

TBC

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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### BEDROOM 2

8' 8" x 8' 1" (2.64m x 2.46m) PVC double-glazed window, radiator

### BEDROOM 3

9' 9" x 6' 3" (2.97m x 1.91m) PVC double-glazed window, radiator

### FAMILY BATHROOM

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

### OUTSIDE

Small garden area to the front, long block-paved driveway with gated access to a privately enclosed 'L' shaped garden with lawn, mature plants, shrubs, timber fencing and paved patio



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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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