



PROCTORS

ESTATE AGENTS

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125 Hindle Street, Darwen (Part of the Prospect Gardens Development)

Offers Over £265,000

This immaculately presented property must be viewed internally to fully appreciate the tastefully presented family sized living accommodation. There are four bedrooms (one on the ground floor and one with en-suite) and a stylish family shower room. On the ground floor there is attractive lounge with feature slate clad chimneybreast and inset fire and pointes for TV wall mount, impressive open plan fitted dining kitchen with contemporary, breakfast island and a wide range of integrated appliances along with a summer room, a separate 2-pce cloakroom (the ground floor fourth bedroom is a double). Benefits from gas central heating, PVC double-glazed windows, alarm and oak interior doors throughout. Externally there is a double driveway and easy to maintain gardens to the front and rear. Sunnyside Woods, local amenities, bus services, pre-school nurseries, primary school, town centre and motorway network J.4 M65 are all easily accessible. Viewing is strongly recommended.



125 Hindle Street, Darwen

LOCATION

From Darwen town centre leave on Wood Street, turn left into Vale Street, right into Hindle Street and the property is on the right-hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE PORCH

PVC exterior door, wood flooring, radiator, PVC double-glazed window, glazed interior door through to;

LOUNGE

14' 9" x 11' (4.5m x 3.35m) PVC double-glazed window, feature slate clad chimneybreast with remotely controlled inset electric fire and television points for wall mount, recessed shelving, wood effect flooring, glazed double doors through to;

FITTED DINING KITCHEN

19' 7" x 8' 3" (5.97m x 2.51m) High gloss wall and floor units with quartz worktops, electric hob, glass splash-back, built in double oven, breakfast island with quartz worktop, storage below and seating area, integrated fridge-freezer, integrated dishwasher, integrated washing machine, black single drainer one and a half bowl sink unit with mixer tap, wine rack, wood effect flooring, PVC double-glazed window, open through to;

SUMMER ROOM

10' 2" x 9' 9" (3.1m x 2.97m) PVC sound-proof roof, PVC double-glazed windows, radiator, wood effect flooring, PVC double-glazed double doors (to rear garden)

CLOAKROOM/WC

PVC double-glazed window, vanity wash-hand basin with cupboards below, low level WC, heated towel rail,

BEDROOM 4

16' 1" x 8' 3" (4.9m x 2.51m) PVC double-glazed window, radiator, built in cupboard

FIRST FLOOR

Landing, PVC double-glazed window, radiator, spindled balustrade

BEDROOM 1

10' 7" x 9' 6" (3.23m x 2.9m) (10'7, 12'3 max). Two PVC double-glazed windows, built in storage with two sliding doors, vertical radiator, door through to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band C
Blackburn with Darwen Borough Council
C

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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EN SUITE

Large walk in shower, vanity wash-hand basin with storage below, low level WC, fully tiled walls and floor, extractor fan, spotlighting

BEDROOM 2

9' 9" x 8' 8" (2.97m x 2.64m) PVC double-glazed window, radiator, built in storage with clothes hanging rail and wall mounted gas fired central heating boiler unit

BEDROOM 3 (CURRENTLY USED AS A DRESSING ROOM)

7' 1" x 6' 6" (2.16m x 1.98m) Measurements up to fitted wardrobes, PVC double-glazed window, radiator, laminate flooring

FAMILY SHOWER ROOM

Shower enclosure, vanity wash hand basin with storage below, low level WC, PVC double-glazed window, fully tiled walls, heated towel rail, extractor fan, spotlighting

OUTSIDE

Double driveway to the front along with a small garden area. To the rear there is an enclosed garden with rubberized patio, natural stone wall, raised decked seating area, established plants and shrubs,



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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