



PROCTORS

ESTATE AGENTS

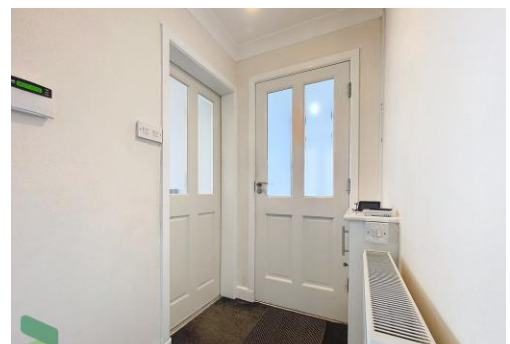
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17 Ambleside Drive, Darwen

£170,000, Chain free!

This mature semi-detached bungalow is pleasantly situated in this quiet and well-established residential area of Pothouse. The property has the benefit of a tasteful neutral theme throughout and in our opinion offers bright and spacious living. Briefly comprises; Entrance hall, two bedrooms (one with fitted wardrobes), three-piece shower room, attractive lounge with feature fireplace and a stylish fitted kitchen. Gas central heating, PVC double-glazed windows and security alarm system are installed. Externally there are mature gardens to the front and rear along with a two-car driveway to a detached single garage. **PLANNING & DRAWINGS AVAILABLE, TO PROVIDE FIRST FLOOR WITH 2 FURTHER BEDROOMS AND EN SUITE!**



17 Ambleside Drive, Darwen

LOCATION

From Darwen town centre leave on Bolton road, and turn left onto Hardman Way, continue onto Sudell Road. Bear right into Marsh House Lane, proceed to junction at Roman Road, and turn left. Proceed onto Pothouse and turn left onto Pothouse lane. Turn right into Ambleside Drive, follow the road round and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Quarry tile flooring, half glazed door through to;

HALLWAY

Radiator

FULLY FITTED KITCHEN

7' 11" x 7' 10" (2.41m x 2.39m) PVC double-glazed window, cream coloured fitted wall and floor units including drawers, black single drainer sink unit with mixer tap, black glass electric hob, built in under oven, stainless steel and glass extractor hood, tiled splash-backs, radiator, plumbing in place for either a dishwasher or automatic washing machine

LOUNGE

16' 8" x 11' 4" (5.08m x 3.45m) PVC double-glazed window, feature fireplace, granite inset and hearth, electric fire, radiator

INNER HALL

Built in storage cupboard, wall mounted gas fired central heating boiler unit, plumbing and space for automatic washing machine, loft hatch (part boarded)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band B
Blackburn with Darwen Borough Council
E

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 1

13' 5" x 11' 1" (4.09m x 3.38m) Fitted wardrobes (two doors), PVC double-glazed window, radiator



BEDROOM 2

PVC double-glazed window, radiator



SHOWER ROOM

Glazed corner shower enclosure, pedestal wash hand basin, low level WC, radiator, acrylic panelled elevations, PVC double-glazed window



OUTSIDE

Established garden area to the front, 2 car long driveway to the side (shared), to the rear there is a privately enclosed garden with lawn, mature plants and shrubs



DETACHED GARAGE

Up and over door



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

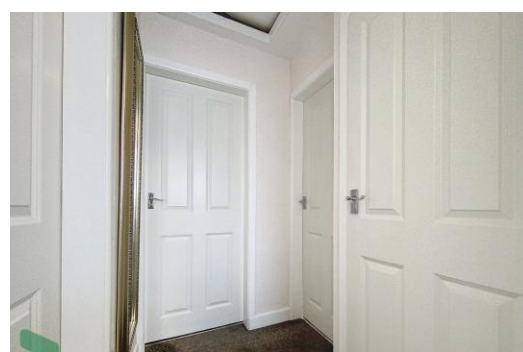
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