



PROCTORS

ESTATE AGENTS

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37 Jacks Key Drive, Darwen

£325,000

LOCATION

From Darwen town centre leave on Bolton Road and continue for approximately one and a half mile, turn left into Jacks Key Drive, at the junction turn right into Jacks Key Drive and the cul de sac is on the right hand side. The property is also on the right hand side.

TENURE

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



37 Jacks Key Drive, Darwen

This superbly presented modern detached house is situated on a cul de sac in this much sought after residential locality of Whitehall, on the Bolton side of town giving easy access to surrounding towns, Manchester airport and the motorway network. The area also offers access to beautiful scenic walks around Darwen. The property is set in delightful gardens with the rear 'sun trap' garden bordering the school playing field. In our opinion the living accommodation is appointed to high standards throughout. There are four bedrooms (3 doubles and 1 single currently used as a home office, and the main bedroom has an en-suite shower-room), family bathroom with shower. The ground floor has a spacious lounge with feature fireplace, dining room open through to an excellent fully fitted kitchen with modern units and integrated appliances, a separate cloakroom/WC and integral access to garage with electrically operated shutter door and a shower with hot and cold water for pampered pooch. Benefits also from gas central heating, PVC double-glazed windows, new roof felt in 2024, soffits, fascias/bargeboards and 'Tudor boarding' were all replaced last year. Driveway for up to three cars to the front with electric point. VIEWING IS HIGHLY RECOMMENDED!

ACCOMMODATION

ENTRANCE PORCH

Composite front door, PVC double-glazed window, tiled flooring, door through to;

HALLWAY

Staircase to first floor, radiator, glazed double interior doors through to;

LOUNGE

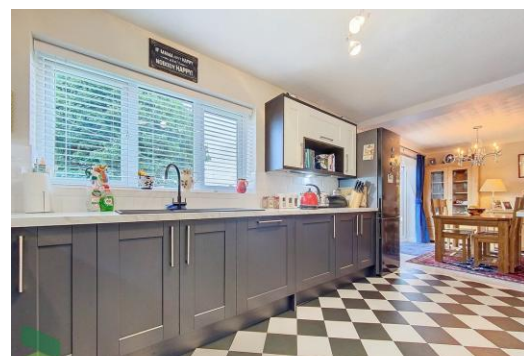
15' 8" x 12' 4" (4.78m x 3.76m) PVC double-glazed window, feature fireplace with concealed lighting and living flame gas fire, radiator, archway through to;

FITTED DINING KITCHEN

25' 7" x 8' 1" (7.8m x 2.46m) Fitted modern wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer tap, gas point for cooking range (included at the asking price) extractor hood, integrated dishwasher, integrated washing machine, space and power point for fridge-freezer, under stairs storage cupboard, PVC double-glazed window, PVC double-glazed double doors to rear garden

CLOAKROOM/WC

PVC double-glazed window, wash hand basin, low level WC, radiator, part tiled walls, tiled floor



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
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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INTEGRAL GARAGE

17' 4" x 8' 5" (5.28m x 2.57m) Remote controlled electrically operated shutter door, wall mounted gas fired central heating boiler, hot and cold water to shower area for the pampered pooch

FIRST FLOOR

Landing, spindled balustrade, built in airing cupboard

BEDROOM 1

11' 3" x 10' 4" (3.43m x 3.15m) PVC double-glazed window, fitted wardrobes with two mirrored doors, radiator

EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, tiled walls and floor

BEDROOM 2

12' 5" x 8' 5" (3.78m x 2.57m) PVC double-glazed window, radiator, fitted wardrobes

BEDROOM 3

10' 2" x 8' 7" (3.1m x 2.62m) PVC double-glazed window, radiator

BEDROOM 4

9' 7" x 6' 3" (2.92m x 1.91m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower and screen, combination unit with storage, wash hand basin and low level WC, part tiled walls, PVC double-glazed windows

OUTSIDE

Small easy to maintain garden to the front with two car driveway. To the rear there is a beautiful landscaped garden (borders the school playing fields) with 'indian stone' paved patio, lawn, fencing, timber shed, water tap and lighting



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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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