



PROCTORS

ESTATE AGENTS

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20 Burton Close, Darwen

£170,000, Chain free!

A deceptively spacious family sized modern mid terraced house with accommodation arranged over three floors. It is situated in a sought after cul-de-sac location close to Bold Venture Park and within walking distance to all town centre amenities. The property briefly comprises entrance hall, two piece cloakroom/WC, fully fitted kitchen, lounge with patio doors to the enclosed rear garden, first floor has two double bedrooms each with two windows, a four piece family bathroom and a second floor main bedroom with en suite shower room. Benefits from gas central heating and PVC double-glazed windows. It also enjoys views over the town centre and moorlands beyond. There is off road parking bays for two cars. Easy to maintain gardens to the front and rear. Easy access to Darwen, Bolton and the motorway network. Viewing is strongly recommended at this realistic asking price.



20 Burton Close, Darwen

LOCATION

From Darwen town centre leave on A666 towards Bolton and turn right into Belgrave Road. Turn left into Burton Close and the property is at the far end of the cul de sac on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold (999 years lease from 01st January 2006). There is an annual service charge of £184.48, currently paid up to April 2025. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

Laminate flooring, radiator, carpeted staircase to first floor

TWO PIECE CLOAK ROOM

Low level WC, pedestal wash hand basin, PVC double-glazed window, radiator

FULLY FITTED KITCHEN

11' 3" x 6' 4" (3.43m x 1.93m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, stainless steel splash-back, built in under oven, plumbed for automatic washing machine, tiled splash-backs, space and power point for fridge-freezer, concealed gas fired central heating boiler unit, PVC double-glazed window

LOUNGE

15' 8" x 13' 4" (4.78m x 4.06m) PVC double-glazed patio door (to rear garden), two radiators, under stairs storage cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

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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FIRST FLOOR

Landing, spindled balustrade, carpeted staircase to second floor

BEDROOM 3

13' 4" x 9' 8" (4.06m x 2.95m) Two PVC double-glazed windows, two radiators

BEDROOM 2

13' 8" x 9' 1" (4.17m x 2.77m) 9'1" (7'5" minimum). Two PVC double-glazed windows (pleasant outlooks), two radiators

FOUR PIECE FAMILY BATHROOM

Panelled bath with mixer tap, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator

SECOND FLOOR

Landing, double-glazed Velux window with blind, eaves storage, door through to;

BEDROOM 1

14' 8" x 10' (4.47m x 3.05m) Two double-glazed Velux windows with blinds, two radiators

EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator

OUTSIDE

Small garden area to the front and to the rear there is an enclosed, easy to maintain garden and paved patio, two allocated parking bays to provide off road parking.

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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