



9 Coniston Drive, Darwen

Offers Over £250,000

This extended semi detached bungalow offers a practical layout and an ideal family/entertaining space. The hallway immediately offers practicality with ample storage, there is an elegant sitting room, a contemporary open plan fully fitted kitchen with a full range appliances and bespoke corian worktops, a breakfast bar, a formal dining area and a living area with wood burning stove, feature vaulted ceiling and bi-folding doors. In addition, there are three bedrooms (two are doubles), a stylish shower room and a three-piece bathroom with shower. Benefits include gas central heating and PVC double-glazed windows. Outside there are two driveways that can accommodate 5 vehicles, the rear garden is an absolute delight, and it has a large log cabin that is currently used as beauty and wellness business including a separate office (this could convert for optional uses, 'Granny Annex' etc) and shed with workshop bench, along with exterior sensor lighting. Viewing a must to fully appreciate!



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VALUERS COMMENTS

This bungalow offers much more than expected. The option to work from home, run a small business or have a 'Granny Annex' would be ideal as there is a log cabin in the rear garden. The rear garden is a generous size entertaining addition with a feature covered pergola, lawn and patio. The added benefit of two driveways is a huge plus as it can accommodate up to five vehicles!

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 the mini roundabout and turn left into Roman Road. Proceed onto Pothouse and turn left onto Coniston Drive.

TENURE

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

ACCOMMODATION

HALLWAY

Built in storage cupboards (large enough to store a pram/buggy), loft access with drop down ladders to large loft space offering huge storage along with potential to convert (subject to planning).

SITTING ROOM

17' 4" x 11' 9" (5.28m x 3.58m) Measurements into recess. PVC double-glazed window, two radiators, spotlighting

INNER HALL

OPEN PLAN BREAKFAST KITCHEN/DINING AND LIVING SPACE

Fully fitted kitchen with contemporary units, bespoke corian worktops with moulded basin, breakfast island, integrated fridge-freezer, integrated microwave, integrated oven, electric induction hob, feature cooker hood/extractor, space for dining table, space for living area with feature vaulted ceiling, wood burning stove and PVC double-glazed bi-folding doors (to rear garden)

BEDROOM 1

12' 8" x 9' 9" (3.86m x 2.97m) Measurements up to fitted wardrobes (4 doors), radiator, PVC double-glazed window, spotlighting



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band C
Blackburn with Darwen Borough Council
D

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

11' 9" x 7' 6" (3.58m x 2.29m) PVC double-glazed window, radiator, spotlighting



BEDROOM 3

8' 3" x 8' 2" (2.51m x 2.49m) PVC double-glazed window, radiator, spotlighting



BATHROOM

Panelled bath with shower, shower attachment, waterfall mixer tap and screen over, wash hand basin, low level WC, heated towel rail, spotlighting, tiled elevations and floor



SHOWER ROOM

Walk in shower with large shower head, shower attachment and screen, wash hand basin, low level WC, heated towel rail, spotlighting, fully tiled elevations and floor



OUTSIDE

Two driveways to each side of the house, one accommodates up to four vehicles and the other drive accommodates one vehicle. To the rear there is a privately enclosed garden mainly laid to lawn, flower beds, covered pergola, decked patio and metal storage shed (8 x 6) with sliding doors. In addition there is.....

LOG CABIN WITH SALON AND OFFICE

The building has an air conditioning unit that also provides heat, currently it is divided to provide a beauty salon, separate WC, separate office space and shed with workshop bench. It could serve several uses, granny annex/man cave/teenage den.



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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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