



## 164 Marsh House Lane, Darwen

Offer In The Region Of £239,950

A modern 3 bedroom, semi-detached house situated in this established residential locality, within easy reach of the town centre, Blacksnape playing fields, Hoddlesden village and links to M65 j.5. Briefly comprises; entrance hall, lounge open through to a conservatory with a wood burning stove, a fully fitted kitchen with contemporary units and built in appliances (new 2023), integral garage with utility area and a remote controlled shutter door. The first floor has three bedrooms (two with fitted furniture) and a spacious family bathroom with shower. Benefits from PVC double-glazed windows and gas central heating. Externally there are gardens to front and rear, along with a double driveway to garage.



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## VALUERS COMMENTS

In my opinion the current owners have taken pride in this home and it really shows in the high end finishes and the immaculate presentation. The flow of the property is very practical and the conservatory offers the option of an entertaining space, a home study, summer haven or a winter snug. There is clever use of the garage as it doubles up as a utility area. The low maintenance gardens are ideal for those buyers that are too busy for gardening! Viewing is essential!

## LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and turn right onto Marsh House Lane. From here continue ahead and the property is on the left hand side.

## TENURE

We are advised by the vendor that the property is Leasehold. The ground rent has not been collected for a very long time as there is an absentee landlord. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE HALL

PVC front door with double-glazed unit, wood effect flooring, radiator, staircase to first floor, glazed door through to;

### LOUNGE

14' 5" x 13' 4" (4.39m x 4.06m) PVC double-glazed window, radiator, feature paneling, wood effect flooring, spotlighting to ceiling, open through to;

### DINING ROOM

8' 11" x 8' 3" (2.72m x 2.51m) Vertical radiator, wood effect flooring, PVC double-glazed door through to;

### CONSERVATORY

9' 5" x 8' 7" (2.87m x 2.62m) Glass roof, PVC double-glazed windows, wood burning stove, tiled floor, PVC double glazed double doors (to rear garden)

### FULLY FITTED KITCHEN (NEW 2023)

9' 11" x 7' 9" (3.02m x 2.36m) Fitted contemporary wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer tap, electric hob, black glass splash-back, black extractor hood, built in double ovens, integrated fridge-freezer, integrated dishwasher, PVC double-glazed window, exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
tbc  
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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### INTEGRAL GARAGE

20' x 7' 4" (6.1m x 2.24m) Remote controlled electrically operated 'Garolla' shutter door, plumbed for automatic washing machine, space and power point for tumble dryer, PVC double-glazed window, power, water, light, PVC exterior door

### FIRST FLOOR

Landing, PVC double-glazed window, feature rope handrail, easy access via drop-down ladder to a boarded loft (with power and light)

### BEDROOM 1

11' 8" x 9' 7" (3.56m x 2.92m) PVC double-glazed window, radiator, fitted floor-to-ceiling wardrobes

### BEDROOM 2

9' 7" x 9' 6" (2.92m x 2.9m) PVC double-glazed window, radiator

### BEDROOM 3

8' 8" x 7' 7" (2.64m x 2.31m) PVC double-glazed window, radiator, a wide range of fitted furniture including shelving

### SPACIOUS BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, built in storage cupboard (houses gas fired central heating boiler unit), extractor fan, spotlighting, part tiled walls, PVC double-glazed window

### OUTSIDE

To the rear there is an easy to maintain enclosed garden with decked patio, 'indian stone' paving, 'Scottish stone chippings' and timber fencing. To the front there is. A small garden area and a driveway to the integral garage

### 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

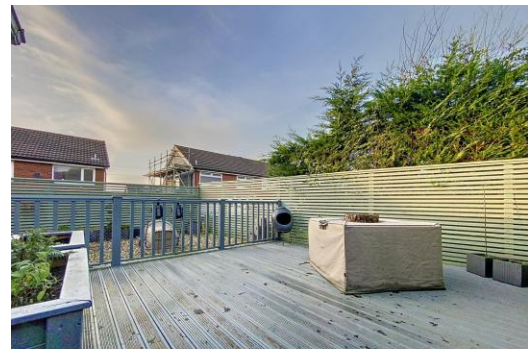
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