



# PROCTORS

ESTATE AGENTS

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## 6 Astley Heights, Darwen

Offers in the Region of £330,000

A very impressive, modern detached house situated in this much sought after residential area of Radfield Park, close to Bold Venture Park and within easy reach of local amenities, town centre amenities and A666. In our opinion the property provides immaculate, ideal family size accommodation. The accommodation briefly comprises; hallway, spacious home office/4th bedroom, living room with feature inset log effect gas fire, a stunning open plan fitted dining kitchen with a wide range of appliances and a family room with a feature wood burning stove, a separate WC/cloakroom, first floor, three bedrooms and a generous size 4 piece family bathroom. Benefits also from gas central heating (service history) and PVC double-glazed windows. Externally there is a block-paved double driveway to the front and an easy to maintain paved rear garden. Viewing is highly recommended!



## 6 Astley Heights, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road, just after the India Mill turn right into Radford Street, left onto Melville Street and continue ahead and take the first left towards Highbank Crescent and Astley Heights. At the junction turn right 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 Freehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door, radiator

#### HOME OFFICE/CRAFT ROOM/BEDROOM 4

15' 7" x 7' 8" (4.75m x 2.34m) PVC double-glazed window, radiator, spotlighting, built in cupboard with wall mounted gas fired central heating boiler unit (has service history) and space and power point for tumble dryer

#### LIVING ROOM

24' 2" x 10' 5" (7.37m x 3.18m) PVC double-glazed window, radiator, feature inset log effect gas fire, spindled balustrade staircase (to first floor)), under stairs storage cupboard, glazed double doors through to;

#### FITTED DINING KITCHEN AND FAMILY ROOM

24' 2" x 12' 7" (7.37m x 3.84m) PVC double-glazed patio doors (to rear garden), feature wood burning stove, fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel five ring gas hob, stainless steel and glass extractor hood, built in double ovens, integrated dishwasher, integrated fridge-freezer, integrated washing machine, PVC double-glazed window

#### SEPARATE WC

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

#### BEDROOM 1

13' 3" x 8' 8" (4.04m x 2.64m) PVC double-glazed window (pleasant outlooks), radiator, fitted wall-to-wall floor-to-ceiling wardrobes

#### BEDROOM 2

10' 3" x 8' 5" (3.12m x 2.57m) Measurements are to the minimum. PVC double-glazed window, radiator



Tenure  
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.

## 6 Astley Heights, Darwen

### BEDROOM 3

8' 2" x 7' 1" (2.49m x 2.16m) PVC double-glazed window, radiator

### SPACIOUS FAMILY BATHROOM

Free standing bath with shower attachment, glazed and tiled shower enclosure, vanity wash hand basin with storage below, low level WC, tiled walls and floor, extractor fan PVC double-glazed window

### OUTSIDE

Double black-paved driveway to the front and enclosed paved garden to the rear



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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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