



# PROCTORS

ESTATE AGENTS

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## 7 Tower View, Darwen

£289,000

This generous and stylish detached property in a secluded position within the contemporary development of Tower View offers a convenient location, plus an equally convenient situation where everything is brand new and if you reserve the property early enough you may be able to choose some of the finishes. Briefly comprises four bedrooms, one en-suite shower room, and a family bathroom, ground floor entrance hall, lounge with two windows allowing lots of natural light, and a large open plan kitchen/dining/living room with exterior doors, cloakroom/WC, and externally the property benefits from a private turfed garden, driveway and garage. Located close to Blacksnake Playing Fields and Hoddlesden village, Viewing a must!



# 7 Tower View, Darwen

## LOCATION

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor. NO

SERVICE CHARGES

## ACCOMODATION

## ENTRANCE HALL

Composite front door with double-glazed units

## CLOAKROOM/WC

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

## LOUNGE

17' 1" x 10' 5" (5.21m x 3.18m) Two PVC double-glazed windows, radiator, spotlighting to ceiling

## FITTED KITCHEN OPEN TO DINING/FAMILY ROOM

21' 6" x 12' 7" (6.55m x 3.84m) Fitted wall and floor units, single drainer sink unit, electric hob, built in oven, extractor hood, integrated fridge-freezer, plumbed for automatic washing machine, spotlighting, PVC double-glazed exterior double doors

## FIRST FLOOR

Landing, PVC double-glazed window, loft hatch

## BEDROOM ONE

12' 7" x 9' 9" (3.84m x 2.97m) PVC double-glazed window, radiator

## EN SUITE SHOWER ROOM

Shower enclosure, wash hand basin, low level WC, heated towel rail, PVC double-glazed window

## BEDROOM TWO

12' 7" x 9' 4" (3.84m x 2.84m) PVC double-glazed window, radiator

## BEDROOM THREE

12' 9" x 8' 7" (3.89m x 2.62m) PVC double-glazed window, radiator

## BEDROOM FOUR

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

## FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band  
Blackburn with Darwen Borough Council  
B

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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### OUTSIDE

Off road parking for two cars to the front, enclosed lawned garden to the rear

### GARAGE

Up and over door, side door to rear garden, power and light

### 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

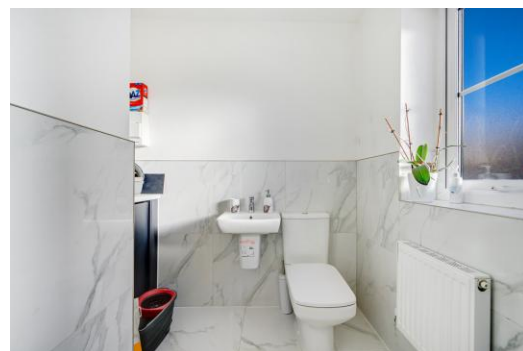
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