



# PROCTORS

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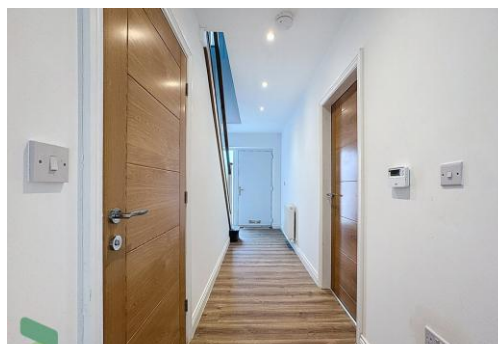
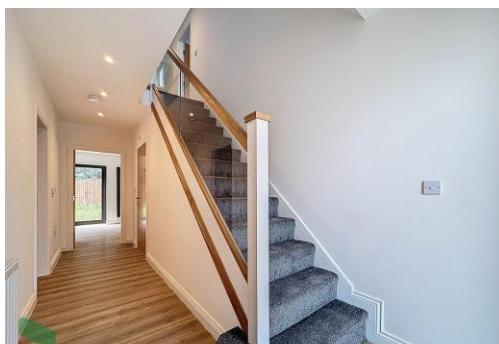
## 7 Victoria Gardens, Waterside, Darwen

**Reduced to £500,000, Chain free!**

A very impressive, stone built new house in this exclusive gated development in this idyllic rural location at Waterside, close to Hoddlesden Village, yet convenient for all surrounding towns and the motorway network (Junctions 4 & 5 of the M65 are within easy reach).

The property provides spacious living accommodation (approximately 2500 square feet) of a high specification and is arranged over 3 floors. There are 6 bedrooms (there are 2 ensuite facilities and 2 with dressing rooms), and 2 further bathrooms. The ground floor has a large lounge, a spacious open plan fully fitted kitchen with living area, a utility room and 2 piece cloakroom. Gas central heating and PVC double glazing are both installed. There are garden areas to the front and rear with a block paved driveway to the front.

The development which is accessed through electric gates and comprises of 10 similar high quality detached houses. Internal inspection is highly recommended.





7 Victoria Gardens, Waterside, Darwen

TENURE

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

ACCOMMODATION

ENTRANCE HALL

Radiator, open staircase with glass balustrade, Karndean style flooring

2 PIECE CLOAKROOM

Wash basin, WC, fully tiled walls & floor, chrome radiator

LOUNGE

21' 4" x 12' 2" (6.5m x 3.71m) Into PVC double glazed square bay window, double doors to

OPEN-PLAN LIVING KITCHEN

30' 7" x 11' 5" (9.32m x 3.48m) Full range of wall & floor units including drawers, built in fridge, freezer, Bosch twin ovens, microwave, warming drawer, dishwasher, granite worktops with island sink unit, breakfast bar/island with Bosch induction hob & built in suction extractor, 2 x vertical radiator Karndean style flooring, spotlighting

UTILITY ROOM

10' 6" x 5' 1" (3.2m x 1.55m) Wall & floor units, stainless steel single drainer sink unit, PVC double glazed window & door, radiator, door to garage

STAIRS TO FIRST FLOOR

LANDING

Glass balustrade, radiator, storage cupboard

BEDROOM ONE

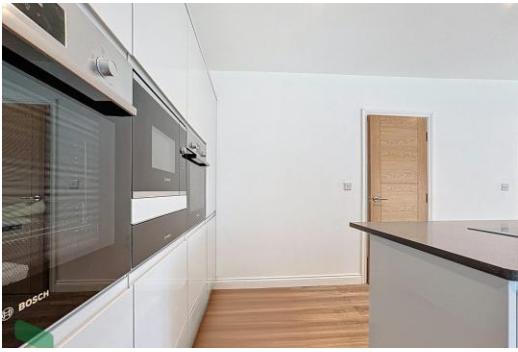
12' 2" x 17' 0" (3.71m x 5.18m) Into PVC double glazed square bay window, radiator

EN-SUITE SHOWER ROOM

8' 9" x 4' 2" (2.67m x 1.27m) Walk in shower, wash basin, WC, fully tiled walls & floor, chrome radiator, spotlighting

BEDROOM TWO

15' 9" x 10' 8" (4.8m x 3.25m) Radiator, PVC double glazed window, dressing area



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
n/a  
Band F  
Blackburn with Darwen  
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.

## 7 Victoria Gardens, Waterside, Darwen

### DRESSING ROOM

9' 6" x 5' 10" (2.9m x 1.78m)

### EN-SUITE SHOWER ROOM

Walk in shower, twin vanity wash basins, WC, fully tiled walls & floor, chrome radiator, spotlighting

### BEDROOM THREE

13' 2" x 12' 6" (4.01m x 3.81m) Radiator, PVC double glazed window

### FAMILY BATHROOM

9' 4" x 6' 9" (2.84m x 2.06m) Panelled bath with shower screen, wash basin, WC, fully tiled walls & floor, chrome radiator

### STAIRS TO SECOND FLOOR

### LANDING

PVC double glazed window, glass balustrade

### BEDROOM FOUR

14' 9" x 11' 6" (4.5m x 3.51m) Velux double glazed window, radiator, walk in dressing room

### DRESSING ROOM

10' 7" x 5' 7" (3.23m x 1.7m)

### BEDROOM FIVE

15' 8" x 7' 9" (4.78m x 2.36m) Velux double glazed window, radiator

### BEDROOM SIX

12' 0" x 9' 5" (3.66m x 2.87m) Velux double glazed window, radiator

### BATHROOM

9' 5" x 8' 11" (2.87m x 2.72m) Panelled bath, wash basin, WC, tiled walls & floor, radiator

### OUTSIDE

Block paved driveway to front, private gardens to front & rear

### INTEGRAL GARAGE

14' 5" x 10' 6" (4.39m x 3.2m) Gas fired central heating boiler unit, up and over door

### 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		