



**PROCTORS**  
ESTATE AGENTS

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### 10 Rectory Close, Darwen

**Offers Over £265,000, Chain Free!**

A rare opportunity to acquire a truly impressive and spacious semi-detached bungalow situated in this quiet and much sought after residential locality off Priory Drive. The property has undergone a full renovation program and now offers, in our opinion, bright and airy contemporary open plan living accommodation. Briefly comprises; entrance hall, living room open through to a snug/sun lounge with feature bi folding doors and a lantern ceiling, this flows seamlessly through to a dining with two steps down to a new fully fitted kitchen with contemporary units, integrated appliances and a large skylight allowing lots of natural daylight. There are two bedrooms and a new four-piece bathroom. Benefits also from electrical re wire, new gas central heating system (boiler and radiators), new PVC double-glazed windows, new exterior doors, new interior doors, neutral decor along with new complimenting flooring. Externally there is a long driveway and front garden, to the rear there is an enclosed garden with new timber fencing and decked patio. Viewing is strongly recommended!



# 10 Rectory Close, Darwen

## LOCATION

From Darwen town centre proceed out along Bolton Road, turn left into Hardman Way and right into Redearth Road, continue into Sough Road, turn left into Pole Lane, left into Priory Drive, left into Rectory and follow the road round and the property is on the right hand side.

## TENURE

To be advised

## ACCOMMODATION

### ENTRANCE HALL

Composite front door with double-glazed units, radiator, loft hatch

### SITTING ROOM

16' 4" x 12' 2" (4.98m x 3.71m) Radiator, open through to;

### LIVING ROOM

18' 6" x 8' 7" (5.64m x 2.62m) Large feature PVC roof lantern, PVC double-glazed window, radiator, three double-glazed bi folding doors

### DINING ROOM

12' x 7' 8" (3.66m x 2.34m) Open plan from living room. Radiator, two steps down to;

### NEW FULLY FITTED KITCHEN

15' x 8' 7" (4.57m x 2.62m) Fitted contemporary wall and floor units including drawers, inset sink with mixer tap, electric hob, built in oven, integrated fridge, integrated freezer, plumbed for automatic washing machine, wood effect flooring, two PVC double-glazed windows, large feature skylight, composite exterior door

### BEDROOM 1

12' 1" x 9' 7" (3.68m x 2.92m) PVC double-glazed window, radiator

### BEDROOM 2

11' 7" x 7' 7" (3.53m x 2.31m) PVC double-glazed window, radiator, fitted floor to ceiling cupboard (houses gas fired central heating boiler unit)

### NEW BATHROOM

Panelled bath with waterfall mixer tap, walk in shower, combination unit with low level WC and vanity wash hand basin with storage and waterfall mixer tap, PVC double-glazed window, tiled walls and floor



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

To be advised  
  
Band C  
Blackburn with Darwen Borough Council  
C

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

There is a generous size garden area to the front and a long driveway. To the rear there is an enclosed garden with new timber fencing and pecked patio



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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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