



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsstateagents.co.uk
Web. proctorsstateagents.co.uk



14 Weavers Mews, Darwen

£105,000 Chain Free!

This ground floor apartment is situated on a courtyard development in a purpose built three story block. It offers bright and spacious accommodation and has been recently renovated. Briefly comprises; two bedrooms, a three-piece bathroom and open plan lounge and new fully fitted kitchen with new integrated appliances. Benefits from gas central heating, PVC double-glazed windows, intercom access, new neutral décor with new complementing flooring throughout. Externally there are communal gardens, parking and bike store. It is convenient for all town centre amenities, leisure centre, market, bus and railway station. Viewing is strongly recommend.



14 Weavers Mews, Darwen

LOCATION

From Darwen town centre leave on Blackburn Road, continue and turn left just after Lidl on to Vale Street and continue to the top. Turn left onto Tockholes Road, turn right into Weavers Mews (at the rear of the health centre), right again and the apartment blocks are facing on the right-hand side. Number 14 is in the last block.

TENURE AND SERVICE CHARGES

We are advised by the vendor the property is Leasehold; Service charges - £391.20 quarterly (£15648 p.a) lease length is 999 years and it started in 2003. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

MAIN COMMUNAL ENTRANCE HALL

Central hallway, fire door gives access to 4 ground floor apartments. Private entrance to number 14

HALLWAY

Built in storage with electrical consumer unit

BEDROOM 1

12' 8" x 9' 4" (3.86m x 2.84m) 9'4 and 10'8 into recess. PVC double-glazed window, radiator

BEDROOM 2

10' 8" x 6' 5" (3.25m x 1.96m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, wall mounted mirrored cabinet, low level WC, radiator, extractor fan, part tiled walls

OPEN PLAN LIVING ROOM AND NEW FITTED KITCHEN

22' 3" x 10' (6.78m x 3.05m) New fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, electric hob, built in under oven, extractor hood, integrated automatic washing/dryer machine, tiled splash-backs, two radiators, PVC double-glazed window



Tenure
Ground Rent
(£15648 p.a) p.a
Council Tax Band
Local Authority
EPC Rating

Leasehold
Service charges - £391.20 quarterly

Band B
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

Parking bays, bike store, bin store, seating/garden areas

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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