



PROCTORS

ESTATE AGENTS

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



8 Beaumont Way, Darwen

Offers Over £265,000

In our opinion this modern town house has generously proportioned accommodation set over three floors, providing flexible family living with separate levels ideal for teenagers or guests. Briefly comprises; ground floor entrance hall, cloakroom/WC, integral access to garage, fitted kitchen with high gloss units, integrated appliances, breakfast island and dining area, first floor, elegant lounge with 'Juliette' balcony that takes advantage of views of Darwen Tower, a double bedroom, a single bedroom currently used as a home office and a family bathroom. The second floor has two further double bedrooms, one with en suite shower room. Outside there are gardens to the front and rear, the latter is south facing, landscaped and has a varying level of patio areas, the higher level has great views of Darwen Tower and moorlands. The house is situated on the established Clearwater Village development close to Blacksnape playing fields, Hoddlesden Village and amenities at Priory. Viewing is recommended!



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ACCOMMODATION

ENTRANCE HALL

Feature 'Amtico' flooring, radiator, staircase to first floor, under stairs storage cupboard with light, access to cloakroom/WC, integral access to garage

CLOAKROOM/WC

PVC double-glazed window, wall hung wash hand basin, low level WC, 'Amtico' flooring

GARAGE FROM HALLWAY

Up and over door, power and light

FITTED BREAKFAST KITCHEN OPEN TO DINING AREA

Fitted high gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, stainless steel splash-back, built in oven, stainless steel and glass extractor hood, integrated microwave, integrated dishwasher, cupboard with power and plumbing for automatic washing machine, concealed gas fired central heating boiler unit (new September 2024), PVC double-glazed window, PVC double-glazed double exterior doors to rear garden

FIRST FLOOR

Spacious landing, radiator and staircase to second floor



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£100
Band C
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.

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LIVING ROOM

15' 6" x 11' 1" (4.72m x 3.38m) PVC double-glazed window, 'Juliette balcony' PVC double-glazed double doors (great views towards Darwen Tower), feature fireplace with living flame gas fire, radiator



BEDROOM 3

12' 12" x 8' 2" (3.96m x 2.49m) PVC double-glazed window, radiator



BEDROOM 4

9' 9" x 6' 4" (2.97m x 1.93m) PVC double-glazed window, radiator, laminate flooring



FAMILY BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, fully tiled walls, mirrored wall cabinet



SECOND FLOOR

Landing

BEDROOM 1

15' 5" x 10' 4" (4.7m x 3.15m) PVC double-glazed window, double-glazed roof window, radiator, interior door through to;



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EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, tiled floor, wall mounted mirror with LED light, electric shaver point, extractor fan



BEDROOM 2 (CURRENTLY USED AS A MUSIC STUDIO)

15' 7" x 13' 07" (4.75m x 4.14m) Measurements to maximum. PVC double-glazed window, radiator, built in storage cupboard with shelving, laminate flooring



OUTSIDE

To the front there is a small garden area, water tap and driveway to garage. To the rear there is a generous sized enclosed garden with varying levels of patio areas, mature plants, shrubs, lawn and timber fencing



LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. From here turn right onto Beaumont Way, and the property is on the right-hand side.



TENURE AND SERVICE CHARGES

We are advised by the vendor that the property is Leasehold, approximately £100 p.a. The service charges are £90 p.a. Any prospective purchaser should seek clarification from their solicitor.

COMPLIANCE

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



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