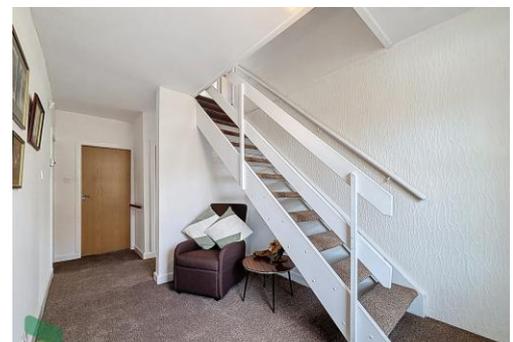




12 Ambleside Drive, Darwen

£210,000, Chain free!

A deceptively spacious semi-detached dormer bungalow with generous size living accommodation, situated in this established residential area at Pothouse, on the fringe of town and within easy reach of the surrounding towns and the motorway network. The ground floor offers an entrance hallway, spacious living room, main bedroom with fitted furniture, a sitting room/dining room with a fitted drinks bar, three-piece shower room and a separate fitted kitchen. The first floor has lots of eaves storage and two further bedrooms, each with storage. Benefits from gas central heating and PVC double-glazed windows. Externally there are gardens to the front and rear, a long driveway to the side leading to a single garage. Cherished by one owner since new, now ready for a modern update, we feel it is competitively priced to reflect this.



12 Ambleside Drive, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, and turn left onto Hardman Way, continue onto Sudell Road. Bear right into Marsh House Lane, proceed to junction at Roman Road, and turn left. Proceed onto Pothouse, and turn left onto Pothouse Lane. Turn right into Ambleside Drive, and the property is on the right-hand side

TENURE

To be advised

ACCOMMODATION

ENTRANCE HALL

PVC front door with double-glazed unit, meter cupboard, two radiators,

LIVING ROOM

14' 48" x 10' 92" (5.49m x 5.38m) PVC double-glazed window, radiator, fire surround with electric fire



BEDROOM 1

14' 07" x 8' 9" (4.44m x 2.67m) Measurements up to fitted wall-to-wall floor-to-ceiling wardrobes with cupboards above, fitted bedside units and headboard, radiator, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band C
Blackburn with Darwen Borough Council
D

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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SITTING ROOM/DINING ROOM

12' 23" x 8' 6" (4.24m x 2.59m) Wood panelled walls, fitted drinks bar, feature suspended ceiling with recess lighting, PVC double-glazed patio doors (to rear garden)



SHOWER ROOM

Shower enclosure, wall hung wash hand basin, low level WC, heated towel rail, acrylic panelled ceiling, PVC double-glazed window



FITTED KITCHEN

10' 7" x 10' 9" (3.23m x 3.28m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, large brass extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, PVC exterior door



Proctors Darwen

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FIRST FLOOR

Open tread staircase, eaves access (boarded)

BEDROOM 2

11' 6" x 8' 6" (3.51m x 2.59m) PVC double-glazed window, radiator, built in storage



BEDROOM 3

11' 7" x 8' 4" (3.53m x 2.54m) PVC double-glazed window (views towards Darwen Tower), radiator, built in storage



OUTSIDE

Front garden area, long driveway to garage and enclosed rear garden with paved patio and lawn area



GARAGE

Single garage with up and over door, 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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or 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 proceeding with checks.



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