



# PROCTORS

ESTATE AGENTS

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## 11 Ambleside Drive, Darwen

Offers In The Region Of £179,950

A mature semi-detached true bungalow, situated in this sought after location at Pothouse, on the fringe of town and within easy reach of the surrounding towns and the motorway network. The accommodation briefly comprises; entrance hallway, a spacious lounge with feature fireplace, separate fully fitted kitchen, two bedrooms (one gives access to the rear garden) and a three-piece bathroom with shower. Gas central heating and PVC double-glazed windows are installed throughout. Externally there are easy to maintain gardens to the front and rear, a long driveway to a single garage with electrically operated up and over door. Viewing recommended.



# 11 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, follow the road round and the property is on the left-hand side

## TENURE

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

## ACCOMMODATION

### HALLWAY

PVC front door with double-glazed unit, loft hatch

### BEDROOM 1

9' 74" x 8' 31" (4.62m x 3.23m) PVC double-glazed window, radiator

### LIVING ROOM

15' 05" x 11' 88" (4.7m x 5.59m) PVC double-glazed window, radiator, inset living flame gas fire, marble hearth, wall lights

### SHOWER ROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, built in cupboard, part tiled walls, PVC double-glazed window

### BEDROOM 2

11' 9" x 11' 86" (3.58m x 5.54m) PVC double-glazed double doors to rear garden, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band B  
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 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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### FULLY FITTED KITCHEN

11' 5" x 10' 09" (3.48m x 3.28m) Measurements into PVC double-glazed window and up to floor to ceiling fitted units, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, tiled splash-backs, PVC exterior door



### OUTSIDE

Garden area to the front, long driveway to garage, to the rear there is an enclosed garden with paved patio, lawn, water tap, established plants/shrubs along with timber fencing



### GARAGE

Electrically operated remote controlled up and over door, power and light



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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.

### 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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