



MARSH HOUSE LANE, DARWEN, BB3 3SB



- Lovely bay fronted terraced
- Popular & convenient location
- Spacious accommodation
- 3 bedrooms, 2 reception rooms
- Impressive kitchen & dining room
- Contemporary bathroom
- Good local amenities
- Viewing advised



£154,995

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Cardwells are delighted to offer for sale, this lovely bay fronted stone terraced house, situated in a very popular and convenient location, close to Darwen Town Centre, good transport links and open countryside. The property has spacious accommodation including, three bedrooms, an impressive dining room a modern fitted kitchen and a contemporary bathroom. Viewing is highly recommended to fully appreciate this lovely home, bolton@cardwells.co.uk, (01204) 381281 The spacious accommodation briefly comprises Vestibule, entrance hall, lounge with a fireplace, large dining room, and a fitted kitchen. Upstairs, there are three bedrooms and a bathroom. Outside, there is a garden to the front and an enclosed yard to the rear.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Vestibule: Tiled floor, dado rail, coving to the ceiling, door leading to

Entrance hall: Radiator, dado rail, coving and corning to the ceiling, enclosed staircase leading to the landing.

Dining room: 15' 4" x 14' 6" (4.67m x 4.42m) uPVC double glazed doors, rear aspect, ornamental fireplace with a tiled hearth, radiator, dado rail, built in under stairs storage cupboard.

Lounge: 11' 9" x 12' 6" (3.58m x 3.81m) uPVC double glazed bay window, front aspect, feature fireplace, incorporating an electric fire mounted on a tiled hearth with a wooden mantle, radiator, coving to the ceiling

Kitchen: 7' 8" x 9' 10" (2.34m x 2.99m) uPVC double glazed window rear yard aspect, modern fitted wall and base units with wooden block work surfaces, tiled splashback's, built in oven and grill, inset induction hob with an extractor canopy above, ceramic Belfast sink with mixer tap, integrated fridge and freezer, tiled floor, double glazed Velux window, inset spotlights.

Landing: Access to the loft, built in storage cupboard, doors leading to

Bedroom 1: 12' 2" x 9' 1" (3.71m x 2.77m) uPVC, leaded light double glazed window, front aspect, radiator below, coving to the ceiling.

Bedroom 2: 9' 8" x 9' 4" (2.94m x 2.84m) uPVC double glazed window, rear aspect, radiator below.

Bedroom 3: 12' 2" x 6' 0" (3.71m x 1.83m) uPVC, leaded light double glazed window, front aspect, radiator, coving to the ceiling.

Bathroom: 9' 4" x 5' 4" (2.84m x 1.62m) uPVC frosted double glazed window, rear aspect, contemporary bathroom suite comprising, tiled enclosed bath with mixer tap and a shower above, wash basin with mixer tap, WC, tiled floor, part tiling to the walls, heated towel rail

Outside: To the front there is a gravelled garden and a paved pathway. To the rear there is a wall enclosed yard/garden which is mainly paved. A wooden gate gives access to the rear lane.

Approximate plot size: The property is set in a plot which extends to around 0.02 of an acre.

Tenure: The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is leasehold , enjoying the remainder of the 999 years from 12 November 1907, meaning that there are 883 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Blackburn with Darwen Council Tax Rating: The property is situated in the Borough of Darwen and is therefore liable for Blackburn with Darwen Council Tax. The property is A rated.

Conservation Area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the mid Terraced property is in a position which is regarded as having a "very low" risk of flooding.

Thinking of selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a mortgage? Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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