PROCTORS
ESTATE AGENTS

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20 Beaumont Way, Darwen

£295,000

This brick built detached house is situated on a small cul de sac on the popular Clearwater Village close to Blacksnape playing fields. The generous size living accommodation briefly comprises, first floor; four bedrooms (the main bedroom has en-suite shower-room), three-piece family bathroom with shower, ground floor; attractive lounge media wall and feature inset fire along with patio doors leading to the rear garden, separate dining room also with patio doors to the rear garden, a fitted kitchen, utility room and a two-piece cloakroom/WC. Gas central heating and PVC double-glazed windows are installed throughout. Outside there is a small garden area to the front along with a large driveway to an attached garage and the enclosed rear garden has a patio and lawn area. Viewing is recommended at this realistic asking price.







20 Beaumont Way, Darwen











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, take the third turning on the right hand side into the small cul de sac and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold. The lease term is 999 years from 1 January 2002. The property is subject to annual charges of approximately £100 payable to Simarc and £90 payable to Blackstones Management. These charges are paid annually.

Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

PVC double-glazed window, radiator, wooden front door

LIVING ROOM

17' 8" x 11' 9" (5.38m x 3.58m) Media wall with electrically operated remote controlled electric fire, PVC patio doors, radiator

DINING ROOM

10' 1" x 8' 8" (3.07m x 2.64m) PVC double-glazed patio doors, radiator

CLOAKROOM/WC

5' 5" x 2' 8" (1.65m x 0.81m) Pedestal wash hand basin, low level WC, radiator

FITTED KITCHEN

13' 9" x 8' 3" (4.19m x 2.51m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four ring gas hob, built in oven, extractor hood, tiled splash-backs, PVC double-glazed window

UTILITY ROOM

6' 4" x 4' 9" (1.93m x 1.45m) Radiator, exterior door, plumbed for automatic washing machine, space for dryer

Tenure	Leasehold
Ground Rent	
Council Tax Band	Band E
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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FIRST FLOOR
Landing, PVC double glazed window, radiator, storage cupboard, loft access



BEDROOM 1
13' 8" x 13' (4.17m x 3.96m) PVC double-glazed window, radiator



EN SUITE TO BEDROOM 1
7' 3" x 3' 8" (2.21m x 1.12m) Walk in shower, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window



BEDROOM 2
12' 6" x 9' 9" (3.81m x 2.97m) PVC double-glazed window, radiator



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BEDROOM 3
16' 6" x 6' 5" (5.03m x 1.96m) PVC double-glazed window, radiator



BEDROOM 4
9' 9" x 8' 4" (2.97m x 2.54m) PVC double-glazed window, radiator



FAMILY BATHROOM
6' 4" x 6' 9" (1.93m x 2.06m) Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window

OUTSIDE
Small front garden area with large driveway to the garage, Enclosed garden to the rear with paved patio, lawn area and timber fencing



ATTACHED GARAGE
Up and over door

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.



COMPLINANCE
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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