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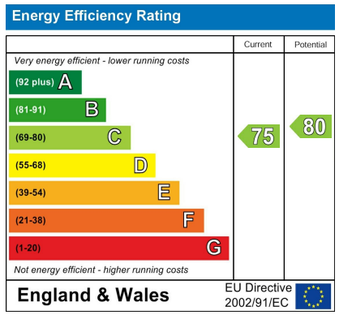

Old School Lane, Tockholes, Darwen, BB3 0NN

£2,500

AN IMPRESSIVE DETACHED FAMILY HOME

Offering breath-taking panoramic countryside views, an abundance of indoor and outdoor space and the highest quality finish, this exceptional five double bedroom detached property is being proudly welcomed to the market in the sought after location of Tockholes. With spacious rooms, neutral decorations and ample off road parking, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Darwen, Preston and major motorway links. With three bathrooms, modern fixtures and fittings and fantastic loft conversion, this property is perfect for any growing family looking for a luxurious and spacious family home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, WC and staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads through to a utility room. The utility room leads on to a second reception room. The first floor comprises of doors on to five bedrooms, a modern family bathroom and staircase to the second floor. The main and second bedrooms both benefit from en suite shower rooms. The second floor guides you through to a fantastic loft room and on to a second loft room. Externally there is an enclosed laid to lawn garden with paving and bedding areas, as well as electric power points. To the front there is a stone chip driveway and and laid to lawn garden which has been equipped for additional off road parking.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure TBC
- Off Road Parking With Driveway For Ample Parking
- Three Bathrooms And A Loft Conversion
- Easy Access To Major Commuter Routes
- Council Tax Band F
- Detached Property
- Panoramic Views Of The Countryside
- EPC Rating C
- Four Double Bedrooms
- Ideal Family Home With Viewing Essential

Ground Floor

Entrance

Composite double glazed door to hall.

Hall

18'6 x 6'7 (5.64m x 2.01m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, wood effect laminate flooring, doors to reception room one, kitchen/diner, WC and stairs to first floor.

WC

5' x 2'5 (1.52m x 0.74m)

Central heating radiator, two piece suite, dual flush WC, corner wall mounted wash basin with mixer tap, tiled elevation and wood effect laminate flooring.

Reception Room One

22'5 x 13'3 (6.83m x 4.04m)

UPVC double glazed window, central heating radiator, spotlights, television point, cast iron multi fuel burner, wood effect laminate flooring and UPVC double glazed patio doors to rear.

Kitchen/Diner

18'6 x 15' (5.64m x 4.57m)

Two UPVC double glazed window, central heating radiator, spotlights, range of matte wall and base units, granite surface, tiled splash back, inset stainless steel sink with high spout mixer tap, integrated electric Bosch oven with five ring induction hob, extractor hood, warming drawer, integrated electric Bosch combi oven, microwave, counter island, smoke alarm, marble tiled floor, single glazed door to utility room and UPVC double glazed patio doors to rear.

Utility Room

7'11 x 7'8 (2.41m x 2.34m)

Two UPVC double glazed window, range of charcoal grey matte, wall and base units, granite surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for washing machine and slimline dishwasher, marble tiled floor and door to reception room two.

Reception Room Two

17'6 x 12'7 (5.33m x 3.84m)

Three UPVC double glazed window, central heating radiator, meter cupboard and smoke alarm.

First Floor

Landing

20' x 15'8 (6.10m x 4.78m)

Three UPVC double glazed windows, spotlights, smoke alarm, doors to five bedrooms, bathroom and stairs to second floor.

Bedroom One

17'6 x 11'11 (5.33m x 3.63m)

Two UPVC double glazed windows, central heating radiator, loft access, television point and door to en suite.

En Suite

11'1 x 4'6 (3.38m x 1.37m)

UPVC double glazed frosted window, heated towel rail, three piece suite, double direct feed rainfall shower enclosure with rinse head, dual flush WC, vanity top wash basin with mixer tap, wood panel elevation, sensor activated mirror and tiled floor.

Bedroom Two

12'1 x 11'4 (3.68m x 3.45m)

UPVC double glazed window, central heating radiator, television point and door to en suite.

En Suite

5'8 x 4'1 (1.73m x 1.24m)

UPVC double glazed frosted window, three piece suite, dual flush WC, vanity top wash basin with mixer tap, direct feed corner rainfall shower enclosure with rinse head, tiled elevation and tiled floor.

Bedroom Three

13'5 x 11' (4.09m x 3.35m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Four

13'5 x 11' (4.09m x 3.35m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Five

11'4 x 6'2 (3.45m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

9'4 x 6'5 (2.84m x 1.96m)

UPVC double glazed frosted window, upright central heating radiator with mirror, three piece suite, freestanding bath with waterfall mixer tap and rinse head, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevation with pelmet lighting and tiled floor.

Second Floor

Loft Room One

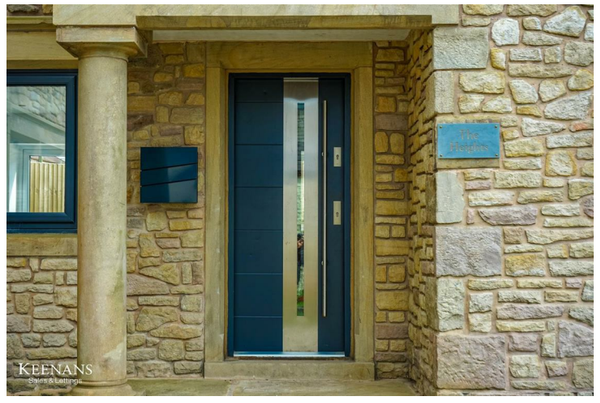
22'1 x 20'1 (6.73m x 6.12m)

Two UPVC double glazed windows, four Velux windows, spotlights, smoke alarm, eave storage and door to loft room two.

Loft Room Two

18'10 x 11'11 (5.74m x 3.63m)

Two Velux windows, central heating radiator and spotlights.



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