



Bog Height Road, Darwen

- True Detached Bungalow
- Three Bedrooms
- Lounge & Kitchen
- Garage & Double Length Driveway
- Massive Potential
- Requires Modernisation
- Private Well Kept Gardens
- Bathroom With Separate WC
- Excellent Location
- High Levels Of Interest Expected

Offers Over £195,000



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DESCRIPTION

'Winmarleigh' offers a unique opportunity in a popular location. Requiring modernisation this true bungalow is an ideal setup for those wanting a project.

The property comprises; entrance hall, lounge, dining kitchen, three bedrooms, shower room and separate WC. There is a private driveway which runs up the house coming to a detached garage. There are very well kept gardens to both the front & rear along with tall shrubs & hedges adding privacy. Internally the property is perfectly liveable but dated, so suits buyers wanting to update. There is currently gas central heating, double glazing and a security alarm system.

Positioned on Bog Height Road the bungalow is within short proximity of rural Tockholes along with the M65 Motorway link from Blackburn & Darwen. For those who like a pub there are many highly regarded within walking distance including the award winning Black Bull & The Golden Cup.

OUR THOUGHTS - From the front this looks absolutely lush. With the right eye for detail this bungalow could be transformed to something very special indeed'

Sales note - The sellers have indicated to us the property is Freehold. Buyers should check and verify this with their solicitors. Grant of probate is still outstanding.





Floor Plan
Approx. 77.7 sq. metres (836.1 sq. feet)



Total area: approx. 77.7 sq. metres (836.1 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

