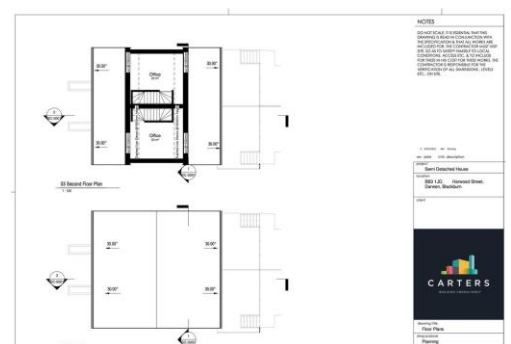
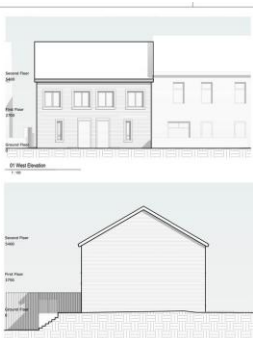




Plot 1 or 2 Harwood Street, Darwen

£195,000 EARLY BIRDS CHOOSE COLOUR SCHEME!

These two plots offer brand new built family homes, the build and final fixing due to be complete summer 2024. They are situated in this residential area with easy access to Darwen Town Centre along with moorland walks and the beautiful Sunnyhurst Woods. The accommodation is arranged over three floors and briefly comprises; entrance hall, cloakroom/WC, impressive open plan living room and fitted contemporary kitchen makes a great space for relaxing and entertaining. The first floor has a family bathroom, and two bedrooms, a staircase from the landing gives access to a very spacious attic room and we predict that buyers will put this to good use as a bedroom or home office. There are solar panels providing lower running costs than most properties of this size, in addition there are PVC double-glazed windows and gas central heating. VIEWING IS A MUST!



Harwood Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street, the property is on the right-hand side.

TENURE

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

ACCOMODATION

ENTRANCE HALL

Staircase to first floor

CLOAK ROOM/WC

PVC double-glazed window, wash hand basin, low level WC, extractor, spotlighting to ceiling

OPEN PLAN LIVING ROOM AND FITTED KITCHEN

26' 1" x 13' (7.95m x 3.96m) PVC double-glazed window, radiator, modern kitchen to be installed

FIRTS FLOOR

Landing

BEDROOM 1

12' 9" x 10' 5" (3.89m x 3.18m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower over, wash hand basin, low level WC, extractor fan

BEDROOM 2

13' x 8' 3" (3.96m x 2.51m) PVC double-glazed window, radiator

STAIRCASE FROM LANDING TO ATTIC ROOM

16' 4" x 9' 6" (4.98m x 2.9m) Double-glazed roof window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
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 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.

Harwood Street, Darwen

OUTSIDE

Small garden area to the front, easy to maintain garden area to the rear



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwin@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%