



PROCTORS

ESTATE AGENTS

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32 Norris Street, Darwen

£83,000 Chain Free!

A traditional stone faced mid terrace house situated in this popular residential area. In our opinion the property offers ready to move into accommodation and should be viewed to fully appreciate. The accommodation briefly comprises; entrance vestibule, hallway, sitting room, living room/dining room, a separate fully fitted kitchen, first floor, two double bedrooms and a family bathroom with shower. Benefits from gas central heating (gas and electrical certificates in place) and PVC double-glazed windows. Local amenities are all nearby and the town centre is easily accessible along with railway and bus stations. Viewing recommended at this realistic asking price!



32 Norris Street, Darwen

LOCATION

From Darwen town centre leave on Bolton road, turn left in Hardman Way and proceed on to Sudell Road, at the junction turn left on to Sudellside Street, turn left into Garnett Street, turn right and right again into Norris Street and the property is on the left-hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, meter cupboard. half glazed door through to;

HALLWAY

Radiator, laminate flooring, original coving to ceiling

SITTING ROOM

11' 6" x 11' 5" (3.51m x 3.48m) Measurements into recess. PVC double-glazed window, radiator, shelving and built in storage/seats

LIVING ROOM/DINING ROOM

14' 5" x 11' 9" (4.39m x 3.58m) PVC double-glazed window, radiator, under stairs storage cupboard with shelving and light

FULLY FITTED KITCHEN

8' 3" x 7' 5" (2.51m x 2.26m) Fitted wall and floor units including stainless steel single drainer sink unit, stainless steel four ring gas hob, built in under oven, stainless steel and glass extractor hood, plumbed for automatic washing machine, PVC double-glazed window, wall mounted gas fired central heating boiler unit, exterior door

FIRST FLOOR

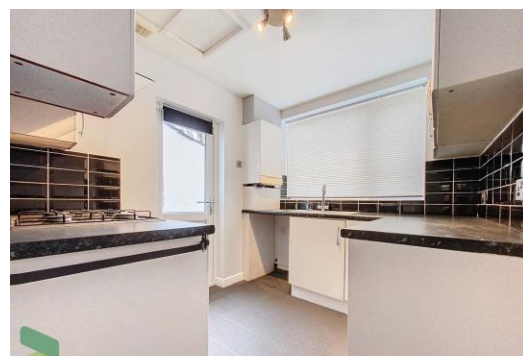
Landing, loft hatch (drop-down ladders)

BEDROOM 1

14' 6" x 11' 2" (4.42m x 3.4m) Measurements into recess. PVC double-glazed window, radiator, recessed clothes rails and shelving, dressing table shelf with drawers

FAMILY BATHROOM

Panelled bath with shower, shower attachment and screen over, combination unit with wash hand basin, storage and low level WC, heated towel rail, part tiled elevations, electric shaver point, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

TBA
TBA
Band A
Blackburn with Darwen Borough Council
Band C

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.

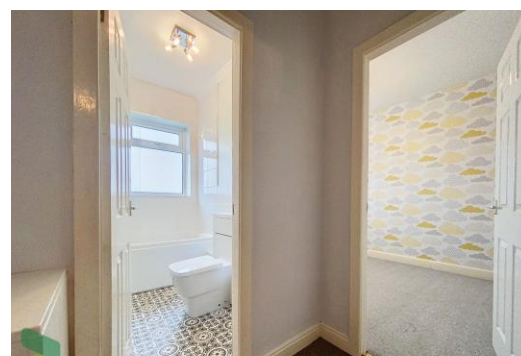
32 Norris Street, Darwen

BEDROOM 2

13' 5" x 8' 6" (4.09m x 2.59m) PVC double-glazed window, radiator, recessed clothes rails and shelving

OUTSIDE

Enclosed yard to rear with astroturf and paved patio area



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.

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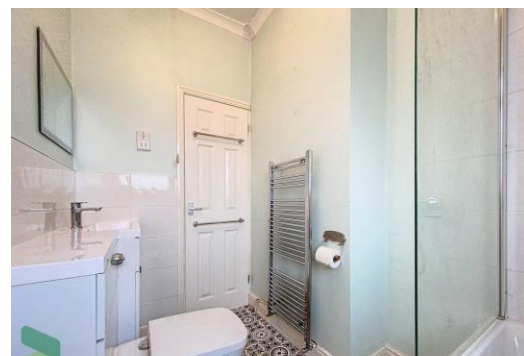
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