



PROCTORS

ESTATE AGENTS

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119 Kay Street, Darwen

Offers over £60,000, Chain free!

A stone fronted mid terrace house conveniently situated close to all amenities in the town centre including Darwen Railway Station. The accommodation has two bedrooms, a three-piece shower room, a lounge and fully fitted dining kitchen. Gas central heating and PVC double-glazing are both installed. The property offers good potential, especially for rental investors.

LOCATION

From Darwen town centre leave on Railway Road, under the Railway Bridge turn right on to Kay Street and the property is on the right-hand side.



119 Kay Street, Darwen

TENURE

To be advised.

ACCOMMODATION

ENTRANCE VESTIBULE

SITTING ROOM

13' 11" x 12' 9" (4.24m x 3.89m) PVC double-glazed window, radiator, laminate flooring.

FULLY FITTED DINING KITCHEN

12' 9" x 12' 0" (3.89m x 3.66m) Wall and floor units, stainless steel single drainer sink unit, built in oven, gas hob, gas fired central heating boiler unit.

FIRST FLOOR

BEDROOM 1

12' 10" x 11' 1" (3.91m x 3.38m) PVC double-glazed window, radiator

BEDROOM 2

12' 11" x 8' 10" (3.94m x 2.69m) PVC double-glazed window, radiator

THREE PIECE SHOWER ROOM

Walk in shower, wash hand basin, W/C,

OUTSIDE

Rear yard

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		