



PROCTORS

ESTATE AGENTS

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17 Everton Street, Darwen

Offers Over £60,000

Situated on this well established and convenient residential street, this stone fronted mid terrace house offers a development opportunity. The accommodation comprises; entrance vestibule, hallway, sitting room, living room/dining room, separate extended kitchen, lean to-utility area, first floor, two double bedrooms and a three-piece family bathroom with shower. In addition there is a very useful attic room that has access from the main bedroom. Benefits from gas central heating and PVC double-glazed windows where stated. The street is convenient for all town center amenities. 'Realistic asking price reflects the works required'. CASH BUYERS ONLY.



17 Everton Street, Darwen

LOCATION

From Darwen town leave on Wood Street, turn left into Everton Street and the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease approximately £1.20 pa (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

Glazed interior door through to;

HALLWAY

Radiator, original coving to ceiling

SITTING ROOM

12' 12" x 10' 4" (3.96m x 3.15m) PVC double-glazed window, radiator, stone built fireplace, meter cupboard, original coving to ceiling

LIVING ROOM/DINING ROOM

14' 4" x 12' 2" (4.37m x 3.71m) Measurements into recess. Stone built fireplace, three radiators, single-glazed window, under stairs storage cupboard

SEPARATE FITTED KITCHEN

13' 9" x 7' 2" (4.19m x 2.18m) Measurements into PVC double-glazed window, fitted wall and floor units including stainless steel double drainer sink unit, electric point for cooker, tiled walls, tiled floor, floor mounted gas fired central heating boiler unit (40 years old), door through to;

LEAN TO-UTILITY AREA

PVC roof, plumbed for automatic washing machine, door to rear yard

FIRST FLOOR

Landing

BEDROOM 1

14' 1" x 9' 4" (4.29m x 2.84m) Measurements into recess. PVC double-glazed window, radiator, three built in storage cupboards, (there is water ingress from a neighbouring chimney and this is being addressed by the neighbour), door to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1
Band A
Blackburn with Darwen Borough Council
E

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.

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USEFUL ATTIC ROOM

14' 1" x 12' 7" (4.29m x 3.84m) Measurements are approximate. Radiator, beams to ceiling

BEDROOM 2

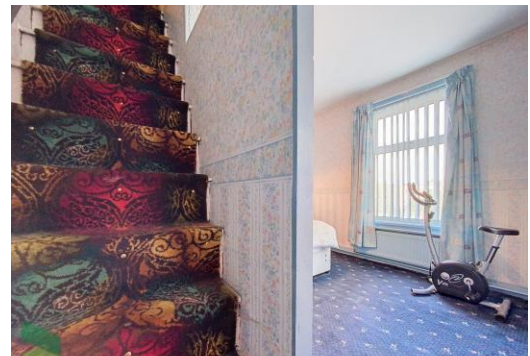
12' 1" x 7' 5" (3.68m x 2.26m) Single-glazed window, built in cupboards

FAMILY BATHROOM

Panelled bath with shower and screen over, wash hand basin with storage below, low level WC, fully tiled walls, built in airing cupboard, PVC double-glazed window

OUTSIDE

Enclosed yard to rear with brick built store/workshop



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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