



PROCTORS

ESTATE AGENTS

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1 Melita Street, Darwen

£110,000

A superb, stone-faced end terrace within walking distance to all amenities in the town centre. In our opinion the property has been tastefully improved and provides immaculate and spacious living accommodation throughout. There are two attractive reception rooms, a separate fully fitted kitchen (new in 2022), a useful cloakroom/WC/utility room, first floor, two bedrooms with fitted furniture and a bright and airy four-piece bathroom. Benefits include gas central heating (Baxi boiler), PVC double-glazed windows, 'Innov 8' internal wall insulation, new electrical consumer unit, alarm system, neutral décor and complimenting flooring. Viewing is essential to fully appreciate the love and attention the current owners have given this property over 35 years of living there. Externally there is a small enclosed yard. Local amenities are all on hand and Dacca Secondary School and St Peter's Primary School is within walking distance. Viewing is highly recommended!



1 Melita Street, Darwen

LOCATION

From Darwen Town Centre leave on Bolton Road, turn left onto Hardman Way, at lights turn right onto Redearth Road then left into Melita Street and 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.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, interior door through to;

LIVING ROOM

12' 9" x 12' 7" (3.89m x 3.84m) PVC double-glazed window, feature fireplace marble inset, marble hearth, living flame gas fire, radiator, picture rail

DINING ROOM/SITTING ROOM

13' 1" x 10' 7" (3.99m x 3.23m) PVC double-glazed window, radiator, under stairs storage cupboard with shelving

FULLY FITTED KITCHEN (NEW 2020)

15' x 14' 9" (4.57m x 4.5m) Fitted modern wall and floor units including drawers, grey single drainer one and a half bowl sink unit with mixer tap, electric hob, stainless steel and glass extractor hood, built in microwave, built in oven, integrated freezer, space and power points for fridge-freezer, PVC double-glazed fire escape window, door through to;

CLOAKROOM/WC UTILITY

Low level WC, plumbed for automatic washing machine, radiator, extractor

FIRST FLOOR

Landing, loft access via drop down ladder (boarded)

BEDROOM 1

13' 1" x 13' 1" (3.99m x 3.99m) PVC double-glazed window, radiator, fitted floor to ceiling wardrobes, ornate ceiling and ceiling rose

BEDROOM 2

7' 8" x 7' 8" (2.34m x 2.34m) PVC double-glazed window, radiator, fitted wardrobe



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band A
Blackburn with Darwen Borough Council
D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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BRIGHT AND AIRY BATHROOM

Glazed and tiled shower enclosure, Jacuzzi bath with shower attachment, pedestal wash hand basin, low level WC, tiled splash-backs, radiator, built in cupboard with shelving, PVC double-glazed window

OUTSIDE

Enclosed yard to rear, water tap, timber store

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

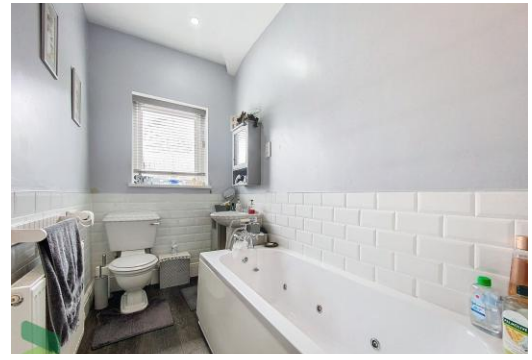
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