



PROCTORS

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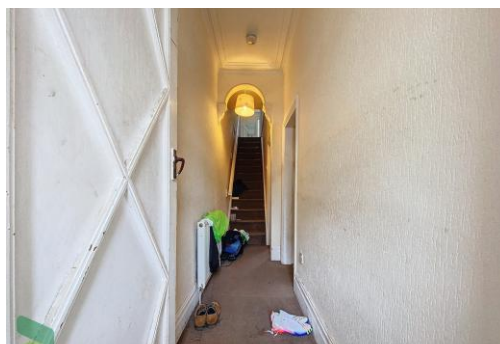
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13 Marsh House Lane, Darwen

£60,000

A stone faced mid terrace house situated in this popular locality of Marsh House. The accommodation briefly comprises; entrance vestibule, hallway, sitting room, living room/dining room, a separate kitchen, first floor, two bedrooms and a three-piece bathroom. Benefits from PVC double-glazed windows, aluminum framed windows and gas central heating. All amenities are all nearby and the town centre is easily accessible along with railway and bus stations.



13 Marsh House Lane, Darwen

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane 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

VESTIBULE

Original coving to ceiling, door through to;

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

12' 9" x 10' 8" (3.89m x 3.25m) Measurements into recess. Aluminum framed window, fireplace, meter cupboard, radiator, original coving to ceiling

LIVING ROOM/DINING ROOM

14' 4" x 11' 3" (4.37m x 3.43m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
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.

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SEPARARATE KITCHEN

9' 2" x 7' 7" (2.79m x 2.31m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, gas point for cooker, plumbed for automatic washing machine, concealed gas fired central heating boiler unit, radiator, PVC double-glazed window

FIRST FLOOR

Landing, skylight, built in cupboard loft hatch

BEDROOM 1

15' x 12' 9" (4.57m x 3.89m) Measurements into recess. Aluminum framed window, radiator

BEDROOM 2

14' 4" x 9' 4" (4.37m x 2.84m) Measurements into recess. PVC double-glazed window, radiator

BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, PVC double-glazed window

OUTSIDE

Enclosed "L" shaped yard to rear



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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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