



PROCTORS

ESTATE AGENTS

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529 Bolton Road, Whitehall, Darwen

Offers Over £100,000

This stone-faced garden fronted mid terraced house offers deceptively spacious accommodation arranged over three floors. Briefly comprises; entrance vestibule, sitting room, living room with double doors to a balcony, integral access to a three-room basement, fitted kitchen, first floor, two double bedrooms and a three-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to rear. It is situated in the popular Whitehall area and is within walking distance to the beautiful park, along with easy access to surrounding towns. In our opinion the asking price reflects the need for renovation works required.



529 Bolton Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, the property is on the left-hand side.

TENURE

We are advised by the vendor that the property Freehold (with ground rent of approximately £2.50 p.a.). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, glazed door through to;

SITTING ROOM

14' 6" x 12' 7" (4.42m x 3.84m) Measurements into recess. PVC double-glazed window, stone built fireplace, wall light, radiator

LIVING ROOM

14' 4" x 13' 9" (4.37m x 4.19m) Laminate flooring, fireplace, radiator, PVC double-glazed single door to balcony

KITCHEN

12' x 6' 3" (3.66m x 1.91m) Fitted wall and floor units, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless four ring gas hob, built in oven, stainless steel extractor hood, two PVC double-glazed windows, space for fridge-freezer

BASEMENT ACCESS VIA LIVING ROOM

Three rooms, plumbed for automatic washing machine, door to rear yard

FIRST FLOOR

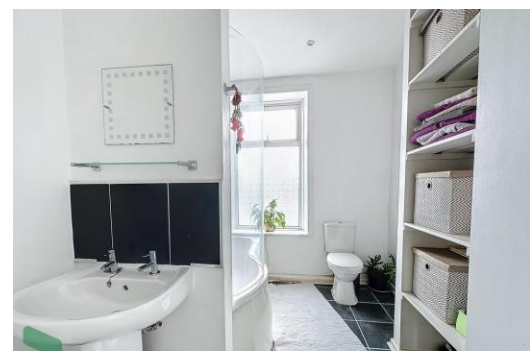
Landing

BEDROOM 1

12' 5" x 12' 4" (3.78m x 3.76m) PVC double-glazed window, radiator, built in cupboards with shelving

FAMILY BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, tiled splash-backs, shelving, PVC double-glazed window



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	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 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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BEDROOM 2

14' 1" x 7' (4.29m x 2.13m) PVC double-glazed window, radiator, laminate flooring



OUTSIDE

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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