



PROCTORS

ESTATE AGENTS

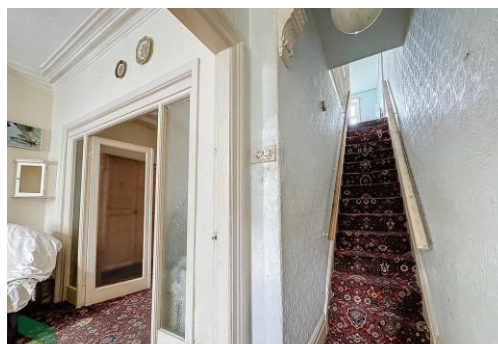
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13 Highfield Road, Darwen

Offers Over £60,000 Chain Free!

Attention ONLY cash buyers! This stone faced garden fronted mid terraced house offers deceptively spacious accommodation briefly comprises; entrance vestibule, hallway, two reception rooms, kitchen, first floor, two double bedrooms and a three-piece shower room. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to rear. It is situated on a popular residential street and is within walking distance of the town centre. The asking price reflects the need for renovation works required.



13 Highfield Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road. Turn left onto Hardman Way and continue ahead into Sudell Road. Turn right onto Ratcliffe Street, right into Highfield Street and the property is on the right hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled floor, original coving to ceiling, half glazed door through to;

HALLWAY

Radiator, staircase to first floor

SITTING ROOM

13' 5" x 10' 4" (4.09m x 3.15m) Measurements into recess. PVC double-glazed window, radiator, fireplace, glazed double doors through to;

LIVING ROOM/DINING ROOM

14' 5" x 10' 4" (4.39m x 3.15m) PVC double-glazed window, radiator, fire surround, under stairs storage cupboard

SEPARATE KITCHEN

10' 5" x 7' 8" (3.18m x 2.34m) Basic wall and floor units, stainless steel single drainer sink unit, plumbed for automatic washing machine, gas point for cooker, tiled floor, exterior door to rear yard

FIRST FLOOR

Landing, spindled balustrade, built in cupboard, skylight, loft hatch

SPACIOUS SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

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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BEDROOM 1

13' 7" x 13' 2" (4.14m x 4.01m) PVC double-glazed window, radiator



BEDROOM 2

14' 3" x 9' 2" (4.34m x 2.79m) PVC double-glazed window, radiator, built in cupboard



OUTSIDE

Small garden area to the front and enclosed 'L' shaped yard to the rear

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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