



PROCTORS

ESTATE AGENTS

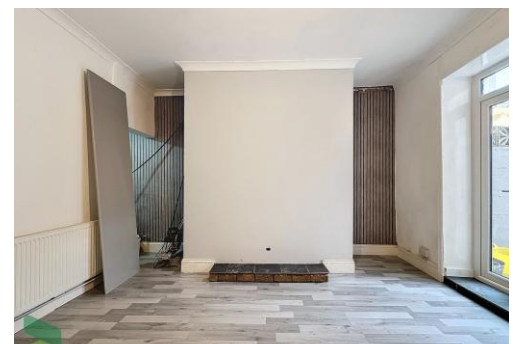
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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33 South Street, Darwen

Offers Over £115,000 Chain Free!

A renovated 'ready to move into' family sized house! This stone-faced mid terrace house situated on this attractive cobbled one way street convenient for all town centre amenities, bus station and railway station. The property provides substantial living accommodation with the benefit of three bedrooms on the first floor and a stylish family bathroom. The ground floor offers entrance vestibule, two generous size reception rooms, and a new fully fitted kitchen with built in appliances. Benefits from PVC double-glazed windows, double-glazed sash windows, gas central heating, new neutral décor and complimenting flooring (electrical certificate available). In our opinion the property must be viewed to appreciate the size of accommodation on offer.



33 South Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and go straight across into South Street and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (999 year) approximately £3 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

SITTING ROOM

14' 6" x 12' 6" (4.42m x 3.81m) Double-glazed sash window, meter cupboard

LIVING ROOM/DINING ROOM

14' 3" x 13' 4" (4.34m x 4.06m) Double-glazed sash window, radiator, under stairs cupboard, PVC double-glazed double doors to rear yard

SEPARATE NEWLY FITTED KITCHEN

8' 7" x 6' (2.62m x 1.83m) Fitted wall and floor units including drawers, black single drainer sink unit with spray mixer tap, black four ring gas hob, black splash-back, built in oven, built in microwave, plumbed for automatic washing machine, PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

14' 7" x 12' 9" (4.44m x 3.89m) Double-glazed sash window, feature recess (7X4'7) could be used as a home office, walk in wardrobe or babies nursery

BEDROOM 2

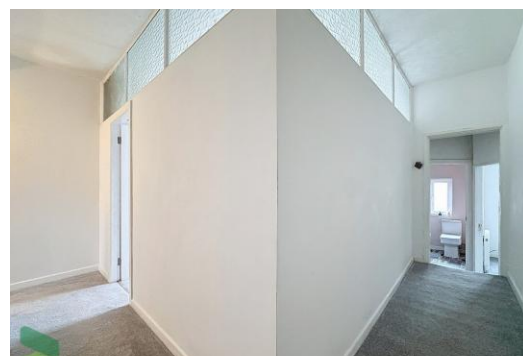
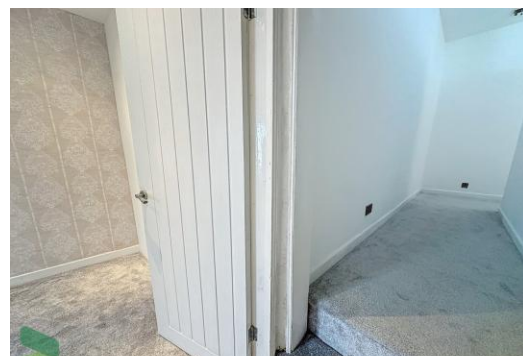
10' 7" x 9' (3.23m x 2.74m) Built in cupboards (one houses gas fired central heating boiler unit), PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£3
Band
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 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.



CORRIDOR THROUGH TO;

BEDROOM 3

8' 9" x 8' (2.67m x 2.44m) PVC double-glazed window, radiator



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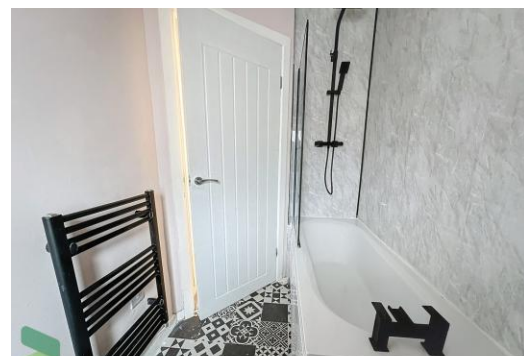
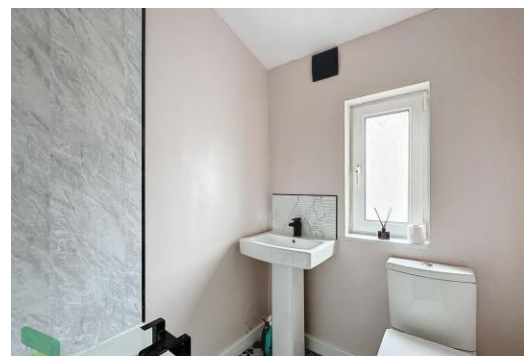
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FAMILY BATHROOM

Panelled bath with shower, shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, spotlighting, extractor fan, PVC double-glazed window



OUTSIDE

To the front there is permit parking for residents. Block paved enclosed yard with new gate

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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