



PROCTORS

ESTATE AGENTS

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19 Bury Fold Lane, Darwen

Offers Over £120,000 Chain Free!

Renovation Project! In our opinion this stone faced mid terraced cottage is offering deceptively spacious accommodation along with many original features associated with this period property. Briefly comprises; entrance vestibule, hallway, two receptions rooms, separate kitchen, first floor, two double bedrooms and a three-piece bathroom with shower. Benefits from gas central heating and PVC double-glazed windows. Externally there is a small garden area to the front and an enclosed yard to rear with a large workshop that has power and light. It is situated on a sought after residential lane with parking bays and within walking distance to stunning moorland walks along with easy access to all amenities on A666. The asking price reflects the need for renovation works required.



19 Bury Fold Lane, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately half a mile, turn right onto Bury Fold Lane (just after the service station) and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold £2 p.a. 999 year lease from 27/11/1906. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

PVC front door, original coving to ceiling

HALLWAY

Radiator, laminate flooring, original coving to ceiling

SITTING ROOM

12' x 11' 2" (3.66m x 3.4m) PVC double-glazed window, radiator, laminate flooring, meter cupboard, picture rail, original coving to ceiling

LIVING ROOM/DINING ROOM

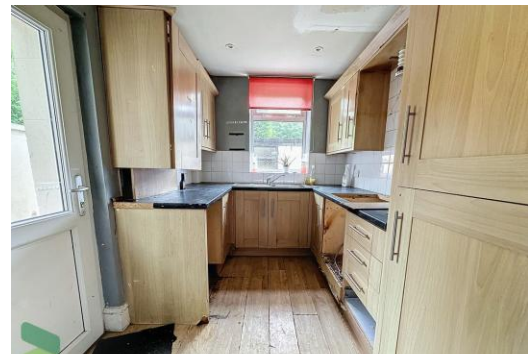
14' 4" x 14' 4" (4.37m x 4.37m) Measurements into recess. PVC double-glazed window, radiator, under stairs storage, fireplace, original coving to ceiling

SEPARATE KITCHEN

9' 4" x 7' 8" (2.84m x 2.34m) Basic fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, tiled splash-backs, congealed gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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 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

14' 5" x 11' 9" (4.39m x 3.58m) PVC double-glazed window, radiator, built in storage, tiled fireplace



BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, part tiled walls, PVC double-glazed window



BEDROOM 2

14' 6" x 7' 6" (4.42m x 2.29m) PVC double-glazed window, radiator



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OUTSIDE

Small garden area to the front, enclosed yard to the rear with access to;

LARGE WORKSHOP

Power, light and water



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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