



78 Redearth Road, Darwen

Offers over £80,000

A stone-faced mid terrace house situated in a convenient residential area within easy reach of all local amenities including the town centre and the Darwen Academy. The accommodation offers entrance vestibule, living room, fitted dining kitchen, first floor, two bedrooms and a three-piece bathroom with shower. Gas central heating and PVC double-glazing are both installed. Externally there is a rear yard. In our opinion this property is offered at a realistic asking price and would be ideal for first time buyers or rental investors.

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and right into Redearth Road, continue past Darwen Academy and the property is on the right hand side



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TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease approximately £1.50 p.a . Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, interior door through to;

LIVING ROOM

13' 9" x 16' (4.19m x 4.88m) Measurements into recess. PVC double-glazed window, radiator, electric fire, meter cupboard, 'Karndean flooring'

FITTED DINING KITCHEN

13' 8" x 10' 2" (4.17m x 3.1m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit (gas certificate up to date) space and power point for fridge-freezer, 'Karndean flooring'. PVC double-glazed window, PVC exterior door to rear yard

FIRST FLOOR

Landing, built in cupboard, radiator

BEDROOM 1

13' 6" x 13' 1" (4.11m x 3.99m) PVC double-glazed window, radiator

BEDROOM 2

9' 1" x 6' 8" (2.77m x 2.03m) PVC double-glazed window, radiator

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, part tiled elevations, loft hatch, PVC double-glazed window

OUTSIDE

Yard to 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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

