



PROCTORS

ESTATE AGENTS

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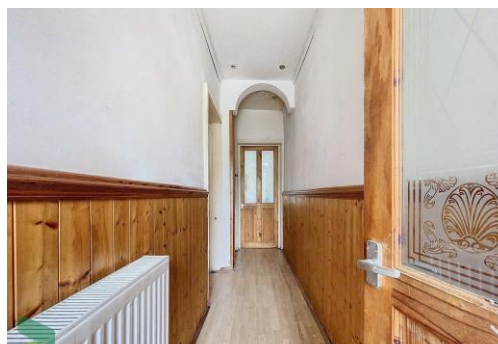
51 Redearth Road, Darwen

Offers Over £80,000 Chain Free!

This stone faced mid terraced house offers deceptively spacious accommodation 'in need of some TLC'. Briefly comprises; entrance vestibule, hallway, living room, generous size dining kitchen, first floor, two double bedrooms and a four-piece bathroom. Benefits from gas central heating and PVC double-glazed windows where stated. Externally there is an enclosed yard to rear. Beyond the yard there is ample communal parking. It is situated on a popular residential street and is within walking distance of all the town centre amenities, railway and bus station. The asking price reflects the need for cosmetic works required.

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 left hand side.



51 Redearth Road, Darwen

TENURE

We are advised by the vendor that the property is Leasehold 999 year lease (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Half glazed door through to;

HALLWAY

Radiator, wood paneling to dado height, laminate flooring

LIVING ROOM

13' 1" x 10' 4" (3.99m x 3.15m) Measurements into recess. PVC double-glazed window, radiator, fireplace

DINING KITCHEN

13' 8" x 12' 9" (4.17m x 3.89m) Fitted units, large breakfast bar, stainless steel single drainer sink unit with spray mixer tap, built in ovens and microwave, concealed gas fired central heating, PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

11' 2" x 11' (3.4m x 3.35m) PVC double-glazed window, radiator, there is a large concealed storage area that would ideal as a walk in wardrobe

FOUR PIECE BATHROOM

Panelled bath, glazed shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, tiled walls, single-glazed window

BEDROOM 2

13' 1" x 7' 1" (3.99m x 2.16m) PVC double-glazed window, radiator

OUTSIDE

Enclosed yard to rear



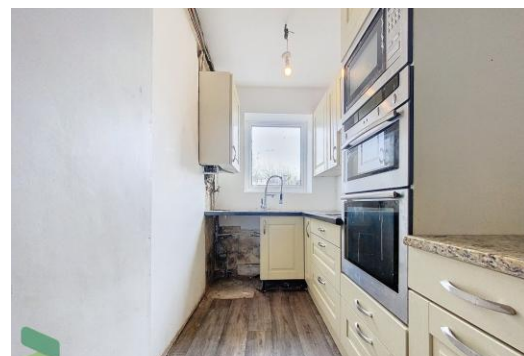
Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
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.

51 Redearth Road, Darwen



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

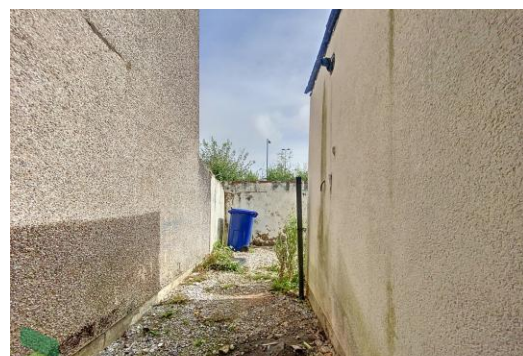
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