



PROCTORS

ESTATE AGENTS

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57 Redearth Road, Darwen

Offers Over £80,000

A stone faced mid terrace house situated in this popular locality close to Darwen Academy and all town centre amenities. The accommodation briefly comprises; entrance vestibule, hallway, sitting room, living room with feature fire, a separate extended fitted kitchen, first floor, two double bedrooms and a three-piece bathroom with shower. Benefits from PVC double-glazed windows and gas central heating (boiler approximately 4 years old). Beyond the yard there is communal parking. The asking price reflects the need for cosmetic works required, we feel it would be of interest to landlords and first time buyers.



57 Redearth Road, Darwen

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 just after the Academy.

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

VESTIBULE

PVC front door with double-glazed unit, half glazed door through to;

HALLWAY

Radiator

SITTING ROOM

12' 3" x 10' 2" (3.73m x 3.1m) Measurements into recess. PVC double-glazed window, radiator, fireplace with gas fire

LIVING ROOM

13' 9" x 13' 3" (4.19m x 4.04m) Measurements into recess. Feature stone fireplace, stone inset, stone hearth, stove effect gas fire, under stairs storage cupboard, PVC double-glazed double exterior doors to rear yard

SEPARATE EXTENDED KITCHEN

12' 6" x 6' 7" (3.81m x 2.01m) PVC double-glazed window, fitted white wall and floor units including drawers, gas point for cooker, stainless steel and extractor hood, single drainer one and a half bowl sink unit, tiled splashbacks, radiator

FIRST FLOOR

Landing, radiator

BEDROOM 1

13' 4" x 12' 1" (4.06m x 3.68m) PVC double-glazed window, radiator

SPACIOUS BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, wall mounted gas fired central heating unit (approximately 4 years old), part tiled walls, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
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.

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BEDROOM 2

13' 8" x 6' 9" (4.17m x 2.06m) PVC double-glazed window, radiator, built in storage cupboard with loft hatch

OUTSIDE

Enclosed paved yard to rear (beyond the yard there is communal parking)



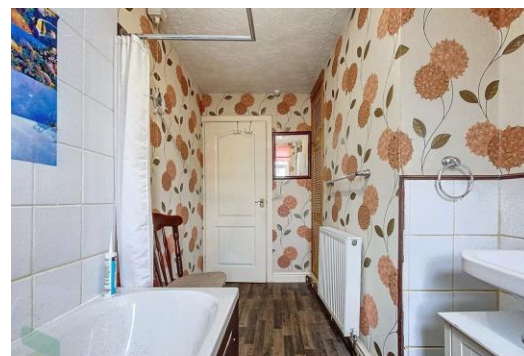
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PLEASE NOTE

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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