



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



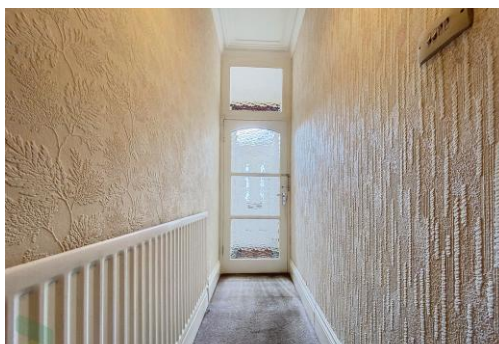
47 Devon Street, Darwen

Offers Over £145,000

A larger than average, garden fronted mid terrace house situated in this much sought after residential area of Whitehall, close to Ashleigh Primary School and the park. The property provides spacious family sized living accommodation with two reception rooms, a large kitchen, three bedrooms and a three piece shower room. The property has been well maintained but offers good potential for some general modernisation.

TENURE

We are advised by the vendor that the property is Leasehold (nominal ground rent). Any prospective purchaser should seek clarification from their solicitor.



47 Devon Street, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Devon Street and the property is on the right-hand side

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator

SITTING ROOM

11' 11" x 10' 11" (3.63m x 3.33m) PVC double-glazed window, double radiator, sliding doors to;

LIVING ROOM

14' 9" x 11' 6" (4.5m x 3.51m) Double radiator, PVC double-glazed window

FITTED KITCHEN

13' 11" x 8' 11" (4.24m x 2.72m) Wall and floor units including drawers, stainless steel single drainer sink unit, two PVC double-glazed windows, PVC door, double radiator, understairs storage cupboard

FIRST FLOOR

Landing, loft access, built in cupboard

BEDROOM 1

14' 6" x 11' 9" (4.42m x 3.58m) Two PVC double-glazed windows, double radiator

BEDROOM 2

14' 11" x 8' 9" (4.55m x 2.67m) PVC double-glazed window, built in wardrobe, radiator

BEDROOM 3

8' 11" x 6' 9" (2.72m x 2.06m) PVC double-glazed window, radiator

THREE PIECE SHOWER ROOM

Walk in shower, wash hand basin, W/C, PVC double-glazed window, radiator

OUTSIDE

Rear yard and store



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
Blackburn with Darwen Borough Council
C

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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk



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

%epcGraph_c_1_198%