



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



**60 Tockholes Road, Darwen**

**Offers over £115,000 Chain free!**

A deceptively spacious stone faced mid terrace house situated in this popular residential locality within easy reach of all town centre amenities yet on the fringe of the Darwen countryside. The accommodation briefly comprises; entrance vestibule, entrance hallway, two reception rooms with feature fireplaces, a separate fitted kitchen, the first floor has two bedrooms and a three-piece bathroom. Externally there is a spacious rear yard with access to a ground floor cellar room. Benefits from gas central heating and PVC double-glazed windows. In our opinion the property is ideal for a first time buyer or a rental investor. Viewing is recommended at this realistic asking price.



## 60 Tockholes Road, Darwen

### LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn second right into Tockholes Road and the property is on the right-hand side.

### TENURE

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

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, dado rail, original coving, tiled flooring, half glazed door to:

#### ENTRANCE HALL

Original coving, radiator

#### SITTING ROOM

12' 2" x 11' 16" (3.71m x 3.76m) Measurements into chimney breast, feature fireplace with solid fuel burning stove, PVC double-glazed window, radiator, original coving

#### LIVING ROOM

14' 5" x 12' 2" (4.39m x 3.71m) Original built in cupboards including drawers, PVC double-glazed window, radiator, original coving

#### FULLY FITTED KITCHEN

11' 2" x 7' 1" (3.4m x 2.16m) Wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four-pate gas hob, built in under oven, stainless steel extractor hood, wall mounted gas fired central heating boiler unit, tiled splashbacks, laminate flooring, plumber for automatic washing machine, PVC double-glazed window, PVC exterior door, radiator

#### CELLAR

11' 3" x 7' 3" (3.43m x 2.21m) Accessed from the rear yard, roller shutter, wash basin, power & light

### FIRST FLOOR

#### BEDROOM 1

14' 5" x 12' 15" (4.39m x 4.04m) Measurements into chimney breast, built in storage cupboard, PVC double-glazed window, radiator



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 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' 9" x 6' 9" (4.19m x 2.06m) PVC double-glazed window, radiator, laminate flooring, built in storage cupboard

### SPACIOUS & BRIGHT THREE-PIECE BATHROOM

Panelled bath with shower and screen, W/C, pedestal wash hand basin, partially tiled walls, extractor, spot-lighting, PVC double-glazed window, radiator, Vinyl flooring

### OUTSIDE

enclosed rear yard, shutter door with access to the cellar



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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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