



# PROCTORS

ESTATE AGENTS

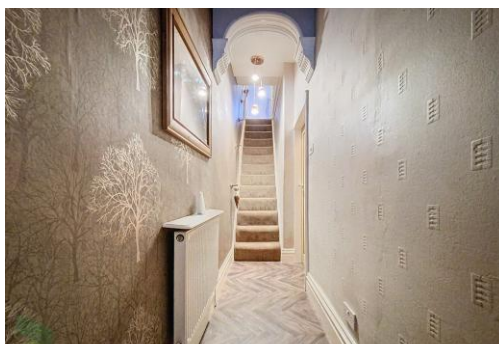
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**40 Portland Street, Whitehall, Darwen**

**Offers in the region of £140,000, Chain free!**

Viewing is strongly recommended to appreciate the family sized living accommodation this traditional mid terraced house has to offer. It is situated at the far end of the street (away from the A666) in this sought after residential locality of Whitehall. The property briefly comprises; entrance vestibule, hall way, two reception rooms, a separate fitted kitchen, first floor has three bedrooms (one with three double wardrobes), a stylish three-piece bathroom with shower room, the landing gives staircase access to a large loft room that could suit see real uses. Benefits include gas central heating (boiler new 2021), PVC double-glazed windows, new interior doors, new carpets and complimenting decor, electrical consumer unit (new 2021, operated by 'Nest'). Local amenities are on hand on Bolton Road including primary schools, bus services and local shops and the town centre is within easy reach.





## 40 Portland Street, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¼ mile and turn left into Grimshaw Street and right into Meadow Street, turn left into Portland Street and the property is on the left hand side.

### TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor. There is an absentee landlord and ground rent never collected.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Recently fitted composite front door with double-glazed units, dado rail, original coving to ceiling, interior door through to;

#### HALLWAY

Radiator, original coving to the ceiling

#### LIVING ROOM

12' 6" x 10' 5" (3.81m x 3.18m) Measurements into recess. PVC double-glazed window, feature fireplace with tiled inset and hearth, radiator, picture rail, original coving to ceiling. Open through to;

#### DINING ROOM/SITTING ROOM

15' 1" x 11' 8" (4.6m x 3.56m) Measurements into recess. PVC double-glazed window, radiator, picture rail

#### SEPARATE FITTED KITCHEN

9' 9" x 8' 4" (2.97m x 2.54m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric point for cooker (cooker included at the asking price), plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit (new 2021), under stairs storage cupboard, PVC double-glazed window, PVV exterior door to rear yard

#### FIRST FLOOR

Landing, spindled balustrade, door and staircase to attic room

#### BEDROOM 1

14' 4" x 12' 7" (4.37m x 3.84m) PVC double-glazed window, radiator, freestanding wardrobes (three doubles)



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2.00 p.a.  
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.

## 40 Portland Street, Darwen

### BEDROOM 2

9' 9" x 8' 2" (2.97m x 2.49m) PVC double-glazed window, radiator

### BEDROOM 3

9' 9" x 7' 9" (2.97m x 2.36m) PVC double-glazed window, radiator

### FAMILY SHOWER ROOM (NEW 2021)

Large walk in shower, wall hung vanity wash hand basin with storage below, mirror with LED lighting, low level WC, heated towel rail, sensor lighting, acrylic panelled ceiling with spotlighting, extractor fan, tiled walls and floor

### ATTIC ROOM

17' 4" x 14' 3" (5.28m x 4.34m) Access via door and staircase from the first floor landing. Feature exposed brick, dry lined ceiling

### OUTSIDE

Paved and enclosed 'L' shaped yard to the rear with water tap



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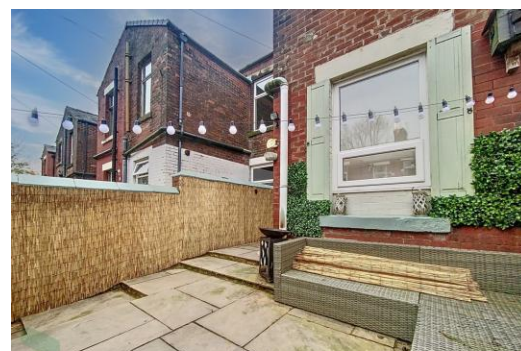
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### PLEASE NOTE

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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