



# PROCTORS

ESTATE AGENTS

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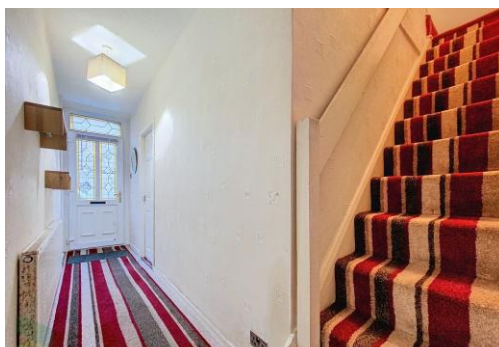
## 19 Melita Street, Darwen

£90,000

This traditional stone faced terrace is situated in this established residential area, within walking distance to town centre, railway and bus stations. The accommodation is arranged over two floors and briefly comprises; hallway, living room, fitted dining kitchen, first floor, two bedrooms and bright and spacious bathroom. Benefits from gas central heating (gas certificate), PVC double-glazed windows and electrical re-wire 2023. Local amenities are all on hand and Dacca Secondary School and St Peter's Primary School is within walking distance. Viewing is highly recommended!

### LOCATION

From Darwen Town Centre leave on Bolton Road, turn left onto Hardman Way, at lights turn right onto Redearth Road then left into Melita Street and the property is on the right hand side.





## 19 Melita Street, Darwen

### TENURE

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

### ACCOMMODATION

#### HALLWAY

PVC front door with double-glazed unit, radiator

#### LIVING ROOM

13' 7" x 9' 4" (4.14m x 2.84m) PVC double-glazed window, radiator, fireplace with electric fire, meter cupboard, original coving to ceiling

#### FITTED DINING KITCHEN

12' 9" x 10' 7" (3.89m x 3.23m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, stainless steel four ring gas hob, stainless steel extractor hood, built in under oven, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, tiled splash-backs, PVC double-glazed window, PVC exterior door (to rear yard)

#### FIRST FLOOR

Landing, radiator

#### BEDROOM 1

12' 9" x 10' 10" (3.89m x 3.3m) PVC double-glazed window, radiator

#### BEDROOM 2

11' x 8' 6" (3.35m x 2.59m) PVC double-glazed window, radiator

#### BATHROOM

Panelled bath with mixer tap, vanity wash hand basin with storage below, low level WC, radiator, PVC double-glazed window

#### OUTSIDE

Enclosed yard to rear with brick built store area

#### 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.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band A  
Blackburn with Darwen Borough Council  
TBC

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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