



PROCTORS

ESTATE AGENTS

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14 Victoria Buildings, Waterside, Darwen

£153,000

A charming stone built mid terraced cottage, in semi rural locality, enjoying stunning views to the front. The current owners have carried out an improvement programme and in our opinion it offers 'ready to move into accommodation'. Briefly comprises; entrance vestibule, lounge with feature media wall, fitted dining kitchen, first floor, two bedrooms, and a new three-piece bathroom with shower. Benefits from gas central heating (boiler approximately 2 years old), double-glazed windows, neutral decor and new complimenting flooring throughout. There is a fantastic view from the front of the property has to be seen to appreciate. The property is situated approximately one mile from Hoddlesden village, approximately three miles from Blackburn and Darwen and the motorway network. Viewing is highly recommended!

LOCATION



14 Victoria Buildings, Waterside, Darwen

From Darwen town centre leave on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, bear right into Marsh House Lane, continue across the roundabout at the top, proceed across onto Hoddlesden Road, follow the road ahead and continue towards Waterside, take the track on the right hand side (opposite the entrance for Shaws tiles) and the property is on the left hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

New PVC front door, interior door through to;

LIVING ROOM

14' 9" x 14' (4.5m x 4.27m) PVC double-glazed window, feature media wall with power points, radiator

FITTED DINING KITCHEN

14' 8" x 11' (4.47m x 3.35m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, extractor hood, plumbed for automatic washing machine, marble effect splash-backs, PVC double-glazed window, new PVC exterior door

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

14' 8" x 14' 1" (4.47m x 4.29m) Measurements into recess. PVC double-glazed window, radiator

BATHROOM WITH NEW SUITE

Panelled bath with shower, shower attachment and screen over, vanity wash hand basin with cupboards below, low level WC, heated towel rail, PVC double-glazed window, spotlighting

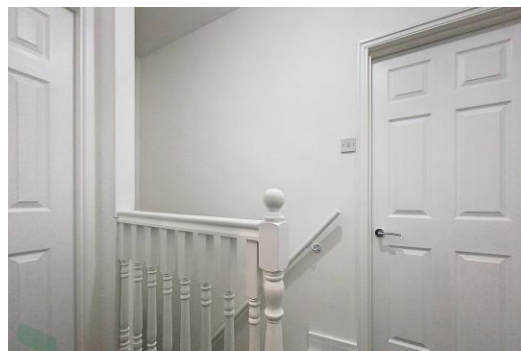
BEDROOM 2

11' 1" x 7' 9" (3.38m x 2.36m) Measurements to maximum. PVC double-glazed window, radiator, built in cupboards

OUTSIDE

Paved enclosed yard with water tap.

PLEASE NOTE



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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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.

VIRTUAL STAGING DISCLAIMER

Please note that this property has been virtually staged on some of the photos. The furnishings and décor shown are for illustrative purposes only.



Proctors Darwen

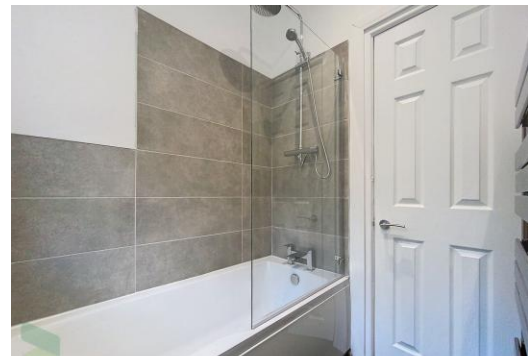
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