



PROCTORS

ESTATE AGENTS

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185 Marsh House Lane, Darwen

Reduced to £135,000, Chain free!

This stone faced, garden fronted mid terrace must be viewed to appreciate the size of accommodation on offer. Briefly comprises; Entrance vestibule, hallway, sitting room with bay window and original coving to ceiling, living room/dining room with wood burning stove, a separate fully fitted kitchen with access through to a lean-to/utility area, first floor, two double bedrooms (both have storage) a generous-size three-piece bathroom with shower. Benefits from new roof 2025, PVC double-glazed windows, gas central heating, new carpets and neutral décor. It is conveniently situated within walking distance to Blacksnake playing fields, all amenities in town and convenient for Blackburn and motorway access. Viewing recommended.



185 Marsh House Lane, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Bear right into Marsh House Lane and the property is on the right-hand side (opposite Lisbon Drive).

TENURE

We are advised by the vendor that the property is Leasehold (approximately £1.50 p.a). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, mosaic tiled floor, meter cupboard, original coving ceiling, glazed door through to;

HALLWAY

Laminate flooring, original coving to ceiling

SITTING ROOM

14' 9" x 11' 6" (4.5m x 3.51m) Measurements into recess and into PVC double-glazed bay window, fitted shelving, laminate flooring, radiator, original coving to ceiling

LIVING ROOM/DINING ROOM

15' 4" x 12' 5" (4.67m x 3.78m) Measurements into recess. Stained glass leaded window, wood burning stove, laminate flooring, under stairs storage cupboard

SEPARATE FITTED KITCHEN

9' 8" x 7' 8" (2.95m x 2.34m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel gas hob, built in under oven, stainless steel extractor hood, tiled splash-backs, plumbed for automatic washing machine, space and power point for fridge-freezer, wall mounted gas fired central heating boiler unit, PVC double-glazed window, door through to;

LEAN TO/UTILITY AREA/BIKE STORE

6' 3" x 3' 6" (1.91m x 1.07m) PVC roof, tile floor, PVC exterior door (to rear yard)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Approx £1.50 per annum
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.

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FIRST FLOOR

Landing, loft access



BEDROOM 1

15' 4" x 12' 1" (4.67m x 3.68m) PVC double-glazed window, radiator, new carpet, built in storage cupboard with clothes hanging rail, coving to ceiling



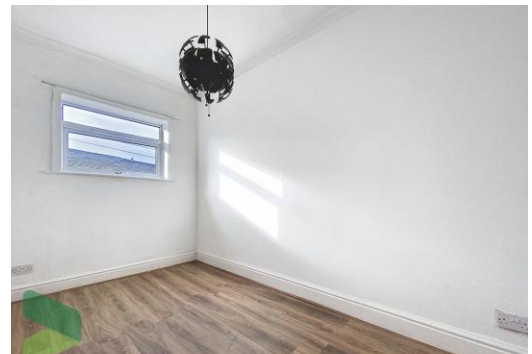
THREE PIECE BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, part tiled elevations, PVC double-glazed window



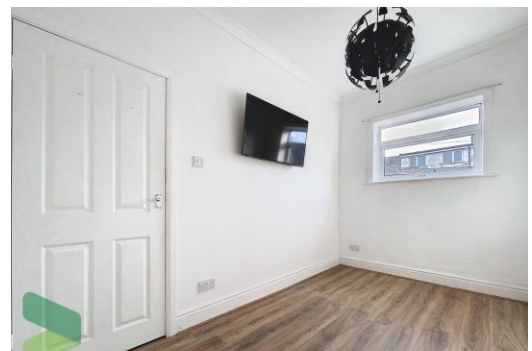
BEDROOM 2

12' 4" x 7' 2" (3.76m x 2.18m) PVC double-glazed window, radiator, laminate flooring, built in cupboard with shelving and clothes hanging rail



OUTSIDE

Small garden area to the front and enclosed yard to rear



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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