



PROCTORS

ESTATE AGENTS

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19 Radford Street, Darwen

Reduced to offers over £110,000, Chain free!

A stone faced mid terraced house situated in this popular and sought after locality close to Bold Venture Park and within easy walking distance to the town centre. The property has undergone extensive restoration and in our opinion provides ready to walk into accommodation ideal for first time buyers or rental investors. Briefly comprises; entrance vestibule, lounge with original feature stone fireplace and wall paneling, dining/living room with feature paneling and fitted units, a separate newly fitted kitchen, first floor, two double bedrooms and an impressive recently fitted bathroom with a contemporary feel. Benefits from gas central heating (new boiler), PVC double-glazed windows, neutral decor with new complimenting flooring, gas and electrical certificates in place. To the rear there is a very generous size enclosed yard. Viewing is highly recommended!



19 Radford Street, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, just after the India Mill turn right into Radford Street and the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold (999 years lease from 12/11/1907, approximately £1.10 per annum). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, new interior door through to;

LOUNGE

12' 8" x 11' 7" (3.86m x 3.53m) Measurements into recess. PVC double-glazed window, radiator with cover, original and exposed feature stone fireplace, soundproof wall paneling

DINING/LIVING ROOM

12' 9" x 11' 6" (3.89m x 3.51m) PVC double-glazed window, radiator, feature paneling to dado height, fitted kitchen units including integrated fridge-freezer, under stairs storage cupboard

SEPARATE NEWLY FITTED KITCHEN

7' 7" x 5' 4" (2.31m x 1.63m) Fitted wall and floor units, black single drainer sink unit with mixer tap, electric hob, built in under oven, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, built in utility cupboard (houses new gas fired central heating boiler and is plumbed for an automatic washing machine)

BEDROOM 1

12' 8" x 11' 6" (3.86m x 3.51m) PVC double-glazed window, radiator, feature ceiling with spotlighting, large recess (ideal for clothes hanging rails)

BEDROOM 2

11' 6" x 6' 1" (3.51m x 1.85m) PVC double-glazed window, radiator, laminate flooring

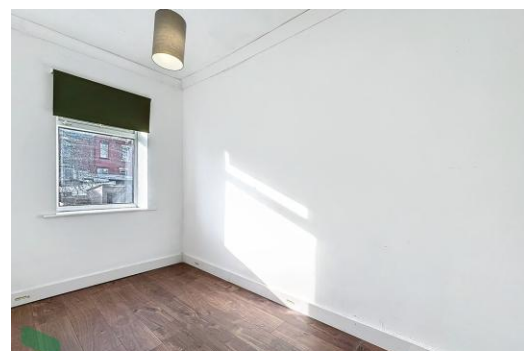
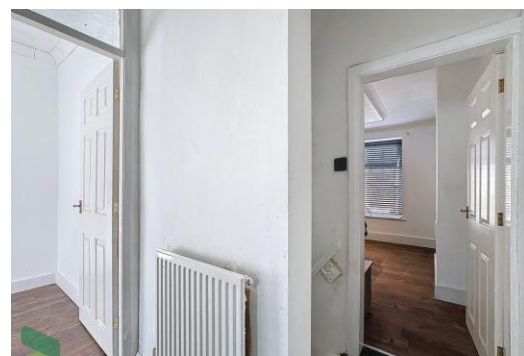


Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Approx £1.10 per annum
Band A
Blackburn with Darwen Borough Council
E

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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NEW FAMILY BATHROOM

Feature wall paneling, panelled bath with shower attachment, mixer tap and screen, pedestal wash hand basin, low level WC, laminate flooring



OUTSIDE

Larger than average enclosed yard to rear with paved patio area and new yard gate



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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