



# PROCTORS

ESTATE AGENTS

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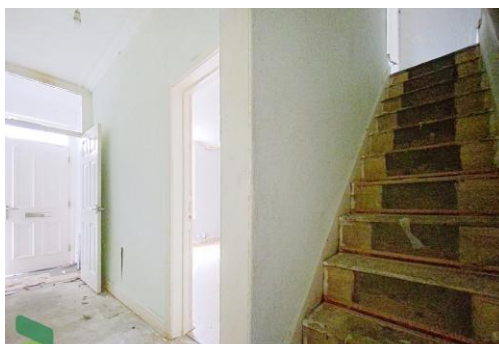
## 8 South Street, Darwen

**Offers Over £65,000 Cash Buyers Only!**

A traditional stone fronted mid terrace house on a cobbled street, conveniently situated close to all the amenities in the town centre and the Railway Station. The property has suffered neglect and would be ideal as an investment purchase. The accommodation comprises; three bedrooms, a three-piece bathroom to the first floor, ground floor, entrance vestibule, hallway, sitting room, living room/dining room and a separate kitchen. Gas central heating, PVC double-glazed windows and double-glazed sash windows where stated. Externally there is a yard along with permit parking to the front.

### LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and go straight across into South Street and the property is on the left hand side.





8 South Street, Darwen

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

Meter cupboard, original coving to ceiling, door through to;

HALLWAY

Original coving to ceiling

SITTING ROOM

13' 6" x 9' 7" (4.11m x 2.92m) Measurements into recess. Double-glazed sash window, fireplace, radiator

LIVING ROOM/DINING ROOM

14' 3" x 13' 8" (4.34m x 4.17m) Measurements into recess. PVC double-glazed window, radiator

SEPARATE KITCHEN

11' 3" x 7' (3.43m x 2.13m) Fitted basic wall and floor units, stainless steel single drainer sink unit, gas point for cooker, wall mounted gas fired central heating boiler unit, PVC double-glazed window, exterior door



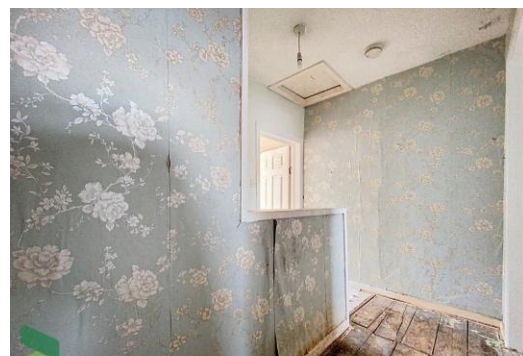
Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band A  
Blackburn with Darwen Borough Council  
C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

## FIRST FLOOR

Landing, loft hatch



## BEDROOM 1

14' x 13' 7" (4.27m x 4.14m) Double-glazed sash window, radiator



## BEDROOM 2

11' x 7' (3.35m x 2.13m) PVC double-glazed window, radiator



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**BEDROOM 3**

10' 7" x 7' (3.23m x 2.13m) PVC double-glazed window, radiator

**BATHROOM**

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, extractor fan

**OUTSIDE**

Enclosed yard to rear. Permit parking to the front for residents, obtained from Blackburn with Darwen Council

**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.

