



PROCTORS

ESTATE AGENTS

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18 Westwell Street, Darwen

Offers Over £90,000

Attention RENTAL INVESTORS! The tenant has been in situ several years and wishes to stay. The property is a traditional stone faced mid terrace conveniently situated close to all amenities at Lynwood, A666 Blackburn Road and within approximately half a mile of the J.4 M65. The accommodation briefly comprises; entrance vestibule, hallway, living room, fitted dining kitchen, a useful lean to, first floor, two bedrooms and a three-piece bathroom with shower. Benefits include gas central heating, PVC double-glazed windows along with an electrical re-wire two years ago. Externally there is an enclosed yard to the rear with store.

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn left into Westwell Street and the property is on the left-hand side.



18 Westwell Street, Darwen

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

HALLWAY

Original coving to ceiling

LIVING ROOM

13' 6" x 10' 6" (4.11m x 3.2m) Measurements into recess. PVC double-glazed window, radiator, fireplace with electric fire

FITTED DINING KITCHEN

14' 2" x 11' 5" (4.32m x 3.48m) Fitted wall and floor units including drawers, single drainer sink unit, gas point for cooker, plumbed for automatic washing machine, PVC double-glazed window, door through to lean to

FIRST FLOOR

BEDROOM 1

14' 4" x 13' 2" (4.37m x 4.01m) Measurements into recess. PVC double-glazed window, radiator

INNER CORRIDOR

BATHROOM

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

BEDROOM 2

11' 9" x 8' 3" (3.58m x 2.51m) PVC double-glazed window, radiator, built in storage (house gas fired central heating boiler unit)

OUTSIDE

Enclosed yard to rear with store

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.

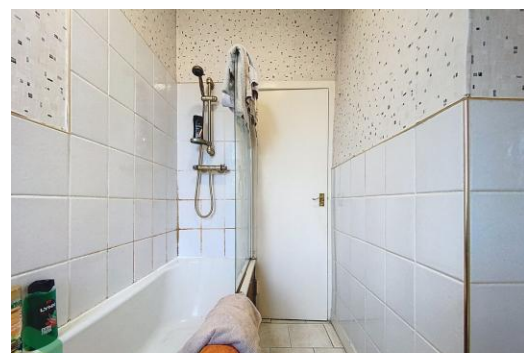


Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
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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