



# PROCTORS

ESTATE AGENTS

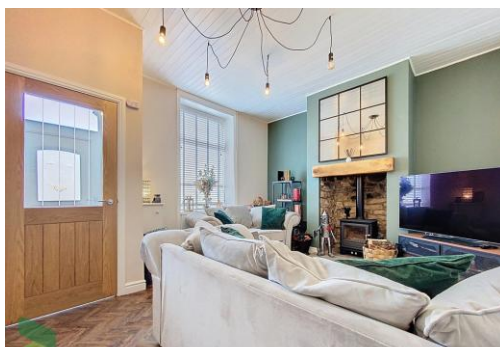
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 28 Grimshaw Street, Darwen

£130,000

A traditional stone faced mid terrace house with a 'stylish, ready to move into interior'! It is situated in this established street within walking distance to Whitehall Park and all amenities on Bolton Road. The accommodation briefly comprises; entrance vestibule, living room with feature multi fuel burning stove, impressive recently fitted breakfast/dining/living kitchen with a range of integrated appliances, a separate utility room with matching units and a WC, the first floor has two generous size double bedrooms and a bright and spacious family bathroom. Benefits from PVC double-glazed windows, gas central heating, neutral décor with complimenting flooring throughout and oak interior doors. Outside there is a 'L' shaped enclosed yard to the rear with store. Local amenities include primary schools, bus services, post office etc. Viewing is strongly recommended!





28 Grimshaw Street, Darwen

VALUERS COMMENTS

The amount of thought and consideration the current owner has given to this property shows as soon as you step into the vestibule. The ground floor has a feature wood effect flooring that runs all the way through. The multi fuel burning stove sets a cosy theme in the living room and the kitchen offers an ideal entertaining space with a large breakfast bar, space for dining along with lounging and the practical layout offers ample storage. The utility room would help keep the house in order and the WC would keep visitors downstairs!

LOCATION

From Darwen town centre leave on Bolton Road A666. Turn left into Grimshaw Street (opposite the junction with Bowling Green Close), and the property is on the right.

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 with double-glazed unit, wall panelling, wood effect flooring, half glazed oak door through to;

LIVING ROOM

14' 3" x 13' (4.34m x 3.96m) Measurements into recess. PVC double-glazed window, feature mantle over multi fuel burning stove, natural stone inset, stone hearth, radiator, wood effect flooring

FITTED BREAKFAST/KITCHEN/LIVING

19' 3" x 14' 4" (5.87m x 4.37m) 14'4" (14'8 maximum) Fitted modern wall and floor units including large corner pantry cupboard with shelving and light, large breakfast bar, white single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built in under oven, extractor hood, integrated dishwasher, integrated fridge, integrated freezer, vertical radiator, tiled splash-backs, PVC double-glazed door with large double-glazed unit (to rear yard), wood effect flooring, oak interior door through to;

UTILITY/CLOAKROOM/WC

8' 7" x 6' 3" (2.62m x 1.91m) Fitted modern units (matching the kitchen units), concealed gas fired central heating boiler unit (serviced), plumbed for automatic washing machine, under unit space and power point for tumble dryer, PVC double-glazed window, wood effect flooring, loft hatch, low level WC



Tenure  
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.

## 28 Grimshaw Street, Darwen

### FIRST FLOOR

Landing, loft access

### BEDROOM 1

14' 3" x 13' 1" (4.34m x 3.99m) PVC double-glazed window, radiator

### FAMILY BATHROOM

11' 6" x 5' 5" (3.51m x 1.65m) Panelled bath with shower attachment and screen over, wash hand basin with storage below, low level WC, heated towel rail, part tiled elevations, tiled floor, PVC double-glazed window, built in cupboards with louvred doors

### BEDROOM 2

18' x 7' 1" (5.49m x 2.16m) PVC double-glazed window, radiator, wood paneled ceiling with spotlighting, recess with workstation (could serve as a wardrobe)

### OUTSIDE

Enclosed 'L' shaped yard to rear with water tap and store



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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.

