

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PXTel.01254 705521Email.darwen@proctorsestateagents.co.ukWeb.proctorsestateagents.co.uk



51 Cavendish Street, Darwen

Offers over £130,000

Viewing is strongly recommended to fully appreciate this bright and immaculately presented garden fronted end terraced house. The accommodation briefly comprises; entrance vestibule, hallway, two attractive open plan reception rooms, a fully fitted kitchen with integrated appliances (all new 2023). First floor, two large bedrooms with fitted wardrobes, a bright and spacious three-piece bathroom with shower and a useful attic. Benefits include PVC double-glazed windows, gas central heating, roof overhaul and chimney lowered in 2023. Situated in this established residential street with local amenities on Blackburn Road along with easy access to M65 J.4. In our opinion this property would be ideal as a first time buy or for a family.



51 Cavendish Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street follow the road turn left into Cavendish Street 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, tiled floor, half glazed door through to;

HALLWAY

Radiator, coving to ceiling, staircase to first floor

DINING ROOM/SITTING ROOM

12' 2" x 10' 5" (3.71m x 3.18m) Measurements into recess. PVC doubleglazed window, coving to ceiling, radiator, open plan through to;

LIVING ROOM/DINING ROOM

14' 9" x 11' 7" (4.5m x 3.53m) 11'7 minimum 15'9 maximum. PVC doubleglazed window, radiator, inset black hearth, gas fire, under stairs storage cupboard

FITTED KITCHEN. NEW 2023

9' 5" x 7' 3" (2.87m x 2.21m) Fitted white wall and floor units including drawers, single drainer sink unit, electric hob, built in under oven, stainless steel and glass extractor hood, integrated fridge, integrated freezer, plumbed for automatic washing machine, tiled splash-backs, PVC doubleglazed window, PVC exterior door











Tenure Ground Rent Council Tax Band Local Authority EPC Rating Freehold n/a 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 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.

FIRST FLOOR

Spacious landing, built in cupboard with shelving, staircase to attic doubleglazed window

BRIGHT AND SPACIOUS BATHROOM

Panelled bath with shower and screen, pedestal wash-hand basin, low level WC, part tiled walls, wall mounted gas fired central heating boiler system, PVC double-glazed window

BEDROOM 1

12' 4" x 11' 4" (3.76m x 3.45m) Measurements up to wall-to-wall floor-to ceiling fitted mirrored wardrobes, PVC double-glazed window, radiator, coving to ceiling

BEDROOM 2

12' 5" x 9' 6" (3.78m x 2.9m) Fitted wall-to-wall floor-to ceiling wardrobes, PVC double-glazed window, radiator, coving to ceiling

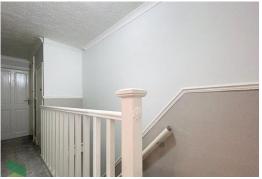
OUTSIDE

Small garden area to the front, enclosed 'L' shaped 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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