



# PROCTORS

ESTATE AGENTS

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**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 double-glazed 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 double-glazed 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 double-glazed 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 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.

## 51 Cavendish Street, Darwen

### FIRST FLOOR

Spacious landing, built in cupboard with shelving, staircase to attic double-glazed 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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