



# PROCTORS

ESTATE AGENTS

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## 5 Ivy Terrace, Whitehall, Darwen

**£140,000, Chain free!**

A deceptively spacious mid terrace house situated in this much sought after residential area of Whitehall, close to the park and also Ashleigh Primary school. The property provides well presented living accommodation which is arranged over three floors. There are two reception rooms, a fully fitted kitchen, three bedrooms (including attic room) and a four piece bathroom. It has gas central heating and PVC double-glazing. There is an enclosed yard to the rear. This is an ideal property for a family and viewing is highly recommended.

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Devon Street, second left on to Ivy Terrace and the property is on the right-hand side.





5 Ivy Terrace, Darwen

TENURE

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

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled floor, meter cupboard, original coving to ceiling, glazed door through to;

ENTRANCE HALL

Laminate flooring, radiator, original coving to ceiling

SITTING ROOM

12' 0" x 11' 1" (3.66m x 3.38m) PVC double-glazed window, wall mounted modern gas fire, tiled hearth, laminate flooring, radiator, picture rail, original coving to ceiling

LIVING ROOM

15' 2" x 13' 10" (4.62m x 4.22m) Measurement into recess. PVC double-glazed sliding patio door (to rear yard), under stairs storage cupboard with light, the living room is open through to;

FITTED KITCHEN

12' 3" x 6' 2" (3.73m x 1.88m) Modern wall and floor units, stainless steel four ring gas hob, built in oven, hob, stainless steel extractor hood, stainless steel single drainer sink unit, plumbed for automatic washing machine, PVC double-glazed window, double-glazed roof window.

FIRST FLOOR

Landing

BEDROOM 1

13' 10" x 7' 1" (4.22m x 2.16m) Measurement up to large walk in storage cupboard, PVC double-glazed window, radiator

BEDROOM 2

14' 1" x 9' 0" (4.29m x 2.74m) Measurement into recess. PVC double-glazed window, radiator, feature cast iron fireplace

SPACIOUS BATHROOM

Glazed and tiled shower enclosure, wall hung wash hand basin, low level WC, panelled bath with shower attachment, built in cupboard houses gas fired central heating boiler along with storage and drawers, heated towel rail, feature stone/pebble flooring, spotlights

STAIRCASE LEADING TO ATTIC ROOM

19' 9" x 13' 7" (6.02m x 4.14m) Measurement to maximum apex. Two double-glazed roof windows, radiator, eaves access



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
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.

## 5 Ivy Terrace, Darwen

### OUTSIDE

Enclosed 'L' shaped yard to the rear



Proctors Darwen

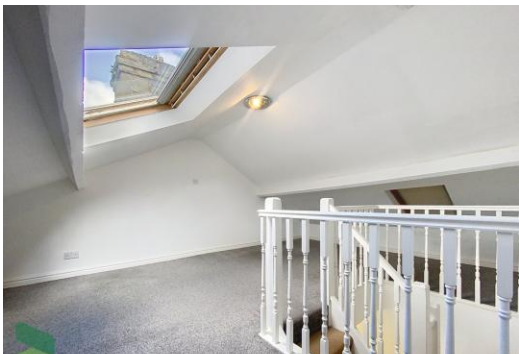
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PLEASE NOTE

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



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