



# PROCTORS

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## 56 London Terrace, Darwen

**Offers Over £95,000**

A deceptively spacious stone-faced, garden fronted mid terrace house. The accommodation is arranged over three floors and briefly comprises; entrance vestibule, hallway, sitting room with tiled fireplace, living room/dining room with tiled fireplace, separate fitted kitchen with built in appliances, first floor spacious landing with access to a very useful attic room (previously used as a home office/guest bedroom), a bright and spacious four-piece family bathroom and three bedrooms (two are doubles). Benefits include gas central heating, PVC double-glazed windows and new carpets throughout. Local town centre amenities, railway station and bus station are all within walking distance. In our opinion this property would suit first time buyers, rental investors and families!

### LOCATION

From Darwen town centre leave on Railway Road, turn left into Richmond Terrace. Turn right into London Terrace and the property is on the right.



# 56 London Terrace, Darwen

## TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease, £1.58 p.a. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Composite front door with double-glazed unit, original coving to ceiling, door through to;

### HALLWAY

Radiator, original coving to ceiling, staircase to first floor

### SITTING ROOM

13' 1" x 11' 1" (3.99m x 3.38m) Measurements into recess. PVC double-glazed window, tiled fireplace, radiator, original coving to ceiling

### LIVING ROOM/DINING ROOM

15' 2" x 10' 5" (4.62m x 3.18m) Measurements into recess. PVC double-glazed window, tiled fireplace, radiator, original coving to ceiling

### SEPARATE FITTED KITCHEN

10' 5" x 7' 7" (3.18m x 2.31m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit (serviced annually), tiled splash-backs, tiled floor, PVC double-glazed window, exterior door to rear yard

### FIRST FLOOR

Landing, spindled balustrade

### BEDROOM 1

15' 2" x 9' 2" (4.62m x 2.79m) PVC double-glazed window, radiator

### BEDROOM 2

12' 8" x 7' 7" (3.86m x 2.31m) Measurements into recess. PVC double-glazed window, radiator

### FAMILY BATHROOM

10' 5" x 7' 9" (3.18m x 2.36m) Panelled bath, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, part tiled elevations, extractor fan, PVC double-glazed window

### ATTIC ROOM

12' 9" x 8' 1" (3.89m x 2.46m) Door from first floor landing, carpeted



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1.58 p.a.  
Band A  
Blackburn with Darwen Borough Council  
C

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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staircase, double-glazed 'Velux' roof window, radiator, eaves access

### OUTSIDE

Small garden area to the front and 'L' shaped enclosed yard to rear with brick-built 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.



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