



**PROCTORS**  
ESTATE AGENTS

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**7 Devon Street, Whitehall, Darwen**

**Offers Over £145,000 Chain Free!**

Internal inspection is strongly recommended to fully appreciate the quality finish this beautifully renovated three-bedroom mid terraced house has to offer. The accommodation comprises; entrance vestibule, sitting room with feature fireplace, a spacious living room/dining room, an impressive newly fitted kitchen with built in appliances and a small breakfast bar. The first floor offers three bedrooms and a three-piece family bathroom with shower. Benefits include PVC double-glazed windows, new gas central heating system (5-year boiler warranty), certified electric rewire, hardwired smoke detectors, security alarm system, new interior and exterior doors, neutral decor with new complimenting flooring throughout. The rear yard offers space, privacy and ideal area to hide bin storage. The house is situated in this popular locality of Whitehall within walking distance to Whitehall Park and Ashleigh Primary School.



# 7 Devon Street, Darwen

## LOCATION

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

## TENURE

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

## ACCOMMODATION

### ENTRANCE VESTIBULE

New composite front door with double-glazed unit, new interior door through to;

### SITTING ROOM

12' 7" x 11' 7" (3.84m x 3.53m) Measurements into recess. PVC double-glazed window, feature fireplace with stove effect electric fire, radiator, meter cupboard, spotlighting to ceiling

### LIVING ROOM/DINING ROOM

12' 8" x 12' 4" (3.86m x 3.76m) PVC double-glazed window, radiator, under stairs storage area, spotlighting to ceiling

### NEW FULLY FITTED KITCHEN

10' 8" x 6' 1" (3.25m x 1.85m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, electric hob, built in oven, stainless steel extractor hood, small breakfast bar, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit (5 year warranty), PVC double-glazed window, new PVC exterior door to rear yard

## FIRST FLOOR

Landing, loft hatch (newly insulated)

### BEDROOM 1

12' 8" x 11' 8" (3.86m x 3.56m) Maximum measurement. PVC double-glazed window, radiator, spotlighting to ceiling

## INNER CORRIDOR

### FAMILY BATHROOM

Panelled bath with shower and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, part tiled elevations, spotlighting to ceiling, extractor fan



Tenure  
Ground Rent  
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 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.

## 7 Devon Street, Darwen

### BEDROOM 2

8' 7" x 6' 5" (2.62m x 1.96m) PVC double-glazed window, radiator



### BEDROOM 3

8' 8" x 5' 9" (2.64m x 1.75m) PVC double-glazed window, radiator



### OUTSIDE

Generous size, privately enclosed 'L' shaped flagged yard to rear along with a corridor ideal for storing bins



### 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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