



# PROCTORS

ESTATE AGENTS

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## 9 Bury Fold Lane, Darwen

**Offers Over £95,000**

A stone built double fronted cottage in this convenient location close to all the amenities on Bolton Road, and yet on the fringe of Darwen Moors. The property has a lounge with a wood burning stove, a dining kitchen, two bedrooms and a three-piece bathroom with shower. Gas central heating and PVC double-glazing are both installed. Externally there is a decked rear yard. The property offers good potential.

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately half a mile, turn right onto Bury Fold Lane (just after the service station), continue ahead and the property is on the left hand side.





9 Bury Fold Lane, Darwen

TENURE

To be advised

ENTRANCE VESTIBULE

PVC front door

LOUNGE

13' 1" x 12' 11" (3.99m x 3.94m) PVC double-glazed window, radiator, Wood burning stove in recessed fireplace

FULLY FITTED DINING KITCHEN

13' 1" x 12' 11" (3.99m x 3.94m) Wall and floor units including drawers, built in oven, hob, extractor, double radiator, two PVC double-glazed windows

FIRST FLOOR

Landing, radiator

BEDROOM 1

13' 3" x 13' 1" (4.04m x 3.99m) PVC double-glazed window, radiator, laminate flooring

BEDROOM 2

8' 6" x 8' 1" (2.59m x 2.46m) PVC double-glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath with shower and screen, wash hand basin, W.C, chrome radiator/towel rail, boiler cupboard (housing gas fired central heating boiler unit), PVC double-glazed window

REAR YARD

Decked area, store

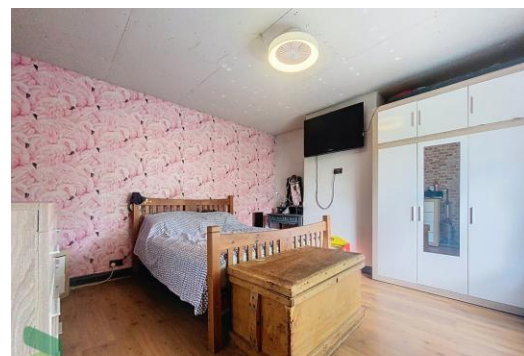


Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
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.

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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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