



PROCTORS

ESTATE AGENTS

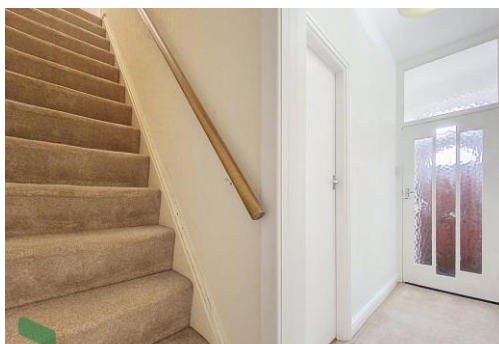
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40 Park Road, Whitehall, Darwen

Reduced to Offers Over £155,000 Chain Free!

Viewing is essential to fully appreciate this garden fronted mid terrace situated in this highly sought after road in the Whitehall area. In our opinion it offers well presented 'ready to move into' accommodation. Briefly comprises; Entrance vestibule, hallway, sitting room, living room/dining room, a separate fully fitted kitchen, first floor has a bright family bathroom with shower, two bedrooms and a carpeted staircase from the landing gives access to a very useful attic room that was previously used as a third bedroom. Benefits include PVC double-glazed windows, gas central heating, neutral décor with complementing flooring throughout. It is conveniently situated within walking distance to Ashleigh primary school, Whitehall Park, all amenities in town and convenient for A666 Bolton and motorway access.



40 Park Road, Darwen

LOCATION

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

TENURE

We are advised by the vendor that the property is Leasehold. Any prospective buyer should seek clarification from their solicitors.

ACCOMMODATION

ENTRANCE VESTIBULE

Glazed door through to;

HALLWAY

SITTING ROOM

11' 6" x 10' 9" (3.51m x 3.28m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, gas fire, meter cupboard

LIVING ROOM/DINING ROOM

13' 9" x 12' (4.19m x 3.66m) PVC double-glazed window, feature marble inset living flame gas fire, radiator, under stairs storage cupboard

SEPARATE FITTED KITCHEN

9' 8" x 6' 7" (2.95m x 2.01m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer sink unit, four ring gas hob, stainless steel extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, tiled splash-backs, tiled floor, PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

13' 9" x 11' 6" (4.19m x 3.51m) Measurements into recess. PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, part tiled walls, PVC double-glazed window

BEDROOM 2

8' 9" x 7' 5" (2.67m x 2.26m) PVC double-glazed window, radiator

CARPETED STAIRCASE FROM LANDING

Attic room, PVC double-glazed window, radiator



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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OUTSIDE

Small garden area to the front, enclosed 'L' shaped enclosed paved yard to rear



Proctors Darwen

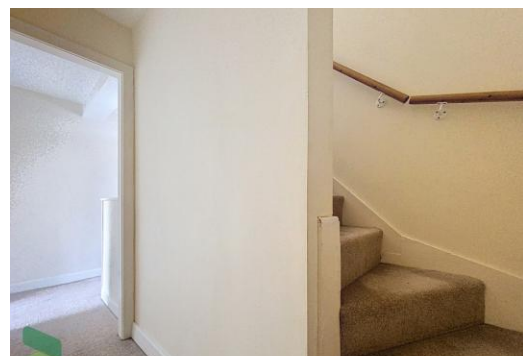
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PLEASE NOTE

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 WORKING ORDER OR FIT FOR THEIR PURPOSE.



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