



PROCTORS

ESTATE AGENTS

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26 Turncroft Road, Darwen

Offers over £155,000

A deceptively spacious stone faced traditional terraced house enjoying typical period character. It has three bedrooms, a bright four-piece bathroom with a rain sensor roof window! The ground floor provides attractive sitting room with bay window, a living room/dining room with original built in cupboards and a stove effect gas fire, a cloakroom/WC and a separate fully fitted kitchen. Benefits also include gas central heating (boiler approximately 4 years old) and PVC double-glazed windows. Externally there is a small garden to the front and an enclosed yard to the rear with a very useful store/workshop and WC. In our opinion the property is well presented throughout and must be viewed to fully appreciate the family sized living accommodation it has to offer.



26 Turncroft Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Hardman Way, right into Redearth Road. Continue into Sough Road and turn left into Turncroft road, continue ahead and the property is on the left-hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door with double-glazed units, original coving to ceiling, mosaic tiled floor, meter cupboard, glazed door through to;

HALLWAY

Original coving to ceiling, radiator, staircase to first floor

SITTING ROOM

14' 9" x 11' 7" (4.5m x 3.53m) Measurements into PVC double-glazed bay window, wood effect flooring, radiator, feature fireplace, original coving to ceiling

LIVING ROOM/DINING ROOM

17' 3" x 11' 7" (5.26m x 3.53m) Measurements into recess. PVC double-glazed window, radiator, feature stove effect gas fire, stone hearth, original built in cupboards, 'Karndean' flooring, sub floor inspection hatch, door through to;

CLOAKROOM/WC

High-level WC, wash hand basin with storage below

SEPARATE KITCHEN

10' 3" x 8' 2" (3.12m x 2.49m) Measurement into recess with white porcelain single drainer sink unit with mixer tap, fitted wall and floor units including drawers, stainless steel four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, space and power point for fridge, gas fired central heating boiler unit (approximately 4 years old), PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, glass balustrade, original built in cupboards, loft access via drop-down ladder

BEDROOM 1

15' 1" x 11' 7" (4.6m x 3.53m) PVC double-glazed window, radiator, ornate coving to ceiling



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
Blackburn with Darwen Borough Council
TBC

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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BEDROOM 2

9' 7" x 9' 6" (2.92m x 2.9m) PVC double-glazed window, radiator, 'Karndean' flooring

BEDROOM 3

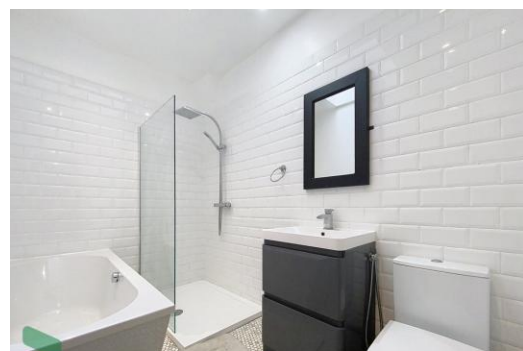
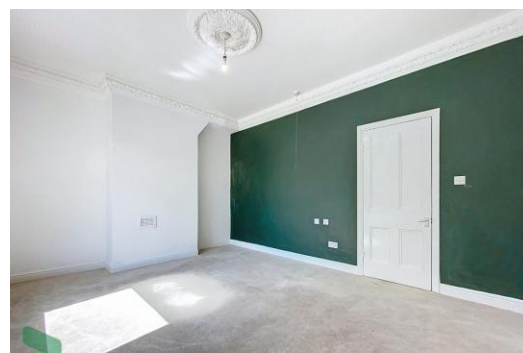
9' x 7' 8" (2.74m x 2.34m) PVC double-glazed window, radiator

FAMILY BATHROOM

Large walk in shower, panelled bath with mixer tap, vanity wash hand basin with storage, low level WC, radiator, extractor fan, part tiled walls, tiled floor, double-glazed roof window (remote and sensor controlled)

OUTSIDE

Small garden area to the front with wrought iron gate. To the rear there an enclosed 'L' shaped yard with a brick built store/WC/ workshop with power, light and single-glazed window (new roof)



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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.

