



PROCTORS

ESTATE AGENTS

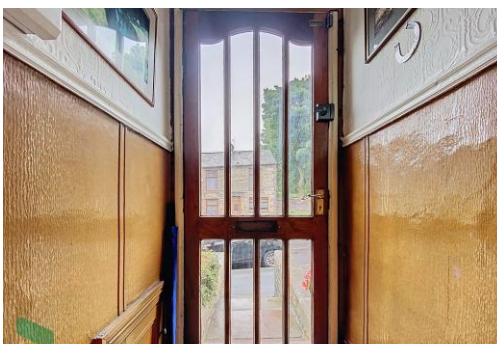
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88 Cemetery Road, Whitehall, Darwen

£135,000 Chain Free!

Situated on the 'Bolton side of town' this stone-faced mid terraced property offers a few hidden gems including open aspects to the rear. The accommodation briefly comprises; entrance vestibule, hallway, attractive sitting room, living room/dining room with recently fitted gas fire and a fully fitted kitchen. First floor has two good sized bedrooms each with a cast iron fireplace and a three-piece bathroom. In addition there is a door and staircase from the landing to a very useful attic store room. Gas central heating, double-glazed and PVC double-glazed windows are installed throughout (excluding the bathroom window which is single-glazed). Externally there is a small garden to the front and a well-maintained enclosed yard to the rear with gated access to a beautifully maintained alleyway along with a garage.



88 Cemetery Road, Whitehall, Darwen

LOCATION

From Darwen town centre, leave on Bolton Road and continue for approximately one mile and the property is on the left-hand side just before Jacks Key.

TENURE

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

ACCOMMODATION

VESTIBULE

Original coving to ceiling, glazed door through to;

HALLWAY

Original coving to ceiling, radiator, staircase to first floor

SITTING ROOM

11' 8" x 11' 5" (3.56m x 3.48m) Measurements into recess. Tiled fireplace, double-glazed window

LIVING ROOM/DINING ROOM

14' 8" x 13' 5" (4.47m x 4.09m) Measurements into recess. PVC double-glazed double doors to rear yard. Recently fitted gas fire, dado rail, picture rail, under stairs storage cupboard

FITTED KITCHEN

10' x 7' 7" (3.05m x 2.31m) Fitted wall and floor units including single drainer one and a half bowl sink unit with mixer tap, electric point for cooker, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, double-glazed window, PVC exterior door yard

FIRST FLOOR

Landing, built in cupboard

BEDROOM 1

15' 2" x 10' 8" (4.62m x 3.25m) Double-glazed window, original built in cupboards, cast iron fireplace, radiator, laminate flooring

BEDROOM 2

10' 4" x 9' 8" (3.15m x 2.95m) Measurements into recess. PVC double-glazed window, radiator, cast iron fireplace

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator, single-glazed window



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen Borough Council

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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ATTIC STORAGE ROOM

Door and staircase from first floor landing gives access to a useful attic, boarded for storage

OUTSIDE

Small garden area to the front, enclosed yard to the rear with gated access to a communal alley way leading to;

GARAGE

The land is on annual ground rent £120 pa.



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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.

