



PROCTORS

ESTATE AGENTS

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41 Gillibrand Street, Darwen

Reduced to Offers over £95,000, Chain Free!

A traditional stone faced, garden fronted mid terraced house situated on this popular residential street with all local amenities within walking distance on the A666. The accommodation comprises, entrance vestibule, living room, dining room, recently fitted kitchen with white high-gloss units. First floor, two double bedrooms and a bright three-piece bathroom. Benefits from gas central heating (boiler with service history), PVC double-glazed windows, new décor and flooring throughout. Outside there is a small garden to the front and an enclosed yard to the rear. ChainFree!

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left in Greenway Street, left into Gillibrand Street and the property is on the left-hand side.



41 Gillibrand Street, Darwen

TENURE

The vendor has informed us that the property is Leasehold, assumed 999 years approximately £1.50 p.a. Absentee landlord. Any prospective buyers should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

LIVING ROOM

14' x 14' (4.27m x 4.27m) PVC double-glazed window, radiator, meter cupboard

DINING ROOM

13' 4" x 10' 9" (4.06m x 3.28m) PVC double-glazed window, radiator, open through to;

RECENTLY FITTED KITCHEN

10' 6" x 6' 8" (3.2m x 2.03m) Fitted white high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer spray tap, wall mounted gas fired central heating boiler unit (service history), PVC double-glazed window, exterior door

FIRST FLOOR

Landing

BEDROOM 1

14' x 13' 9" (4.27m x 4.19m) Measurements into recess. PVC double-glazed window, radiator

BEDROOM 2

13' 2" x 6' 5" (4.01m x 1.96m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator, tiled splash-backs, PVC double-glazed window

OUTSIDE

Small garden area to the front and an enclosed yard to the rear

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.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.50 p.a.
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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