



PROCTORS

ESTATE AGENTS

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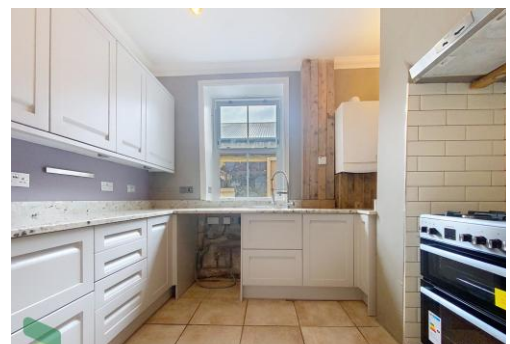
20 Blackburn Road, Darwen

Offers Over £95,000 Chain Free!

A stone faced, garden fronted mid terraced house, conveniently situated with all amenities on A666 Blackburn Road. The property has a spacious lounge, fitted dining kitchen, two bedrooms plus large attic storage room with window and radiator and a three piece bathroom with shower. It has gas central heating and PVC double glazed windows. Primary and secondary schools are on hand and it is within half a mile of j4. M65.

TENURE

We are advised by the vendor that the property is Leasehold (999 years lease, from 1873, approximately £18.00 per annum). Any prospective purchaser should seek clarification from their solicitor.



20 Blackburn Road, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

Timber front door, door to;

LIVING ROOM

Feature fireplace, double-glazed sash window, radiator, wood flooring, meter cupboards

FULLY FITTED DINING KITCHEN

Fitted wall and floor units including drawers, single drainer sink unit, free standing gas cooker, granite worktops, double-glazed sash window, radiator, tiled flooring, wall mounted gas fired central heating boiler unit, understairs storage

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

Feature fireplace, double-glazed sash window, radiator, wood flooring



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A

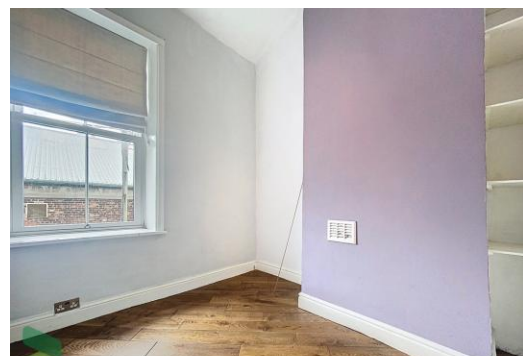
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BEDROOM 2

Double-glazed sash window, radiator, wood flooring shelving



THREE-PIECE BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, low-level W.C., tiled splashbacks, half wood panelled walls, tiled flooring, double-glazed sash window, radiator.



SECOND FLOOR

ATTIC STORAGE ROOM

Spindled balustrade, built in cupboards and drawers, double glazed Velux window, wood flooring.



OUTSIDE

Small garden to the front, paved rear yard with storage



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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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