



PROCTORS

ESTATE AGENTS

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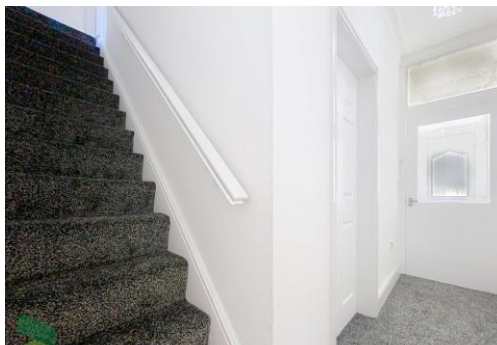
47 Preston Street, Darwen

Offers Over £99,950 Chain Free!

A recently refurbished end terrace property, providing deceptively spacious living accommodation. There are two reception rooms, a separate fitted kitchen, three bedrooms and a three-piece bathroom with shower. It has gas central heating and PVC double-glazing. It is conveniently situated close to all local amenities on Blackburn Road and is within easy reach of the town center. Ready to move into accommodation and would be ideal for a first time buyer or a rental investor.

LOCATION

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



47 Preston Street, Darwen

TENURE

To be advised.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, door leading to;

ENTRANCE HALL

Radiator.

SITTING ROOM

12' 2" x 12' 0" (3.71m x 3.66m) PVC double-glazed window, radiator.

LIVING ROOM

15' 9" x 11' 9" (4.8m x 3.67m) Wall mounted electric fire, PVC double-glazed window, radiator, understairs storage cupboard.

FITTED KITCHEN

7' 9" x 5' 10" (2.36m x 1.78m) Wall and floor units, built in oven, hob, extractor, stainless steel single drainer sink unit, PVC door to rear yard.

FIRST FLOOR

Landing.

BEDROOM 1

15' 11" x 12' 2" (4.85m x 3.71m) PVC double-glazed window, radiator.

BEDROOM 2

8' 7" x 7' 6" (2.62m x 2.29m) PVC double-glazed window, radiator, cupboard housing gas fired central heating boiler unit.

BEDROOM 3

11' 0" x 7' 11" (3.35m x 2.41m) Measurements are maximum. PVC double-glazed window, radiator.

THREE-PIECE BATHROOM

Panelled bath with shower over, wash hand basin, low-level W.C, radiator.

OUTSIDE

Rear yard with store.

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.

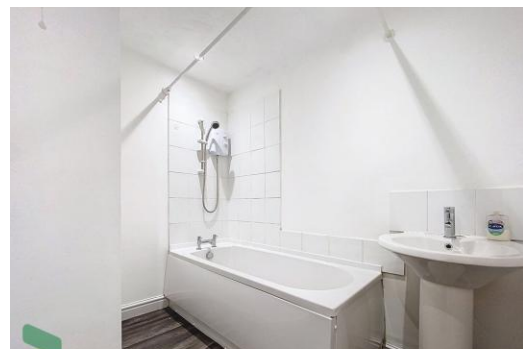
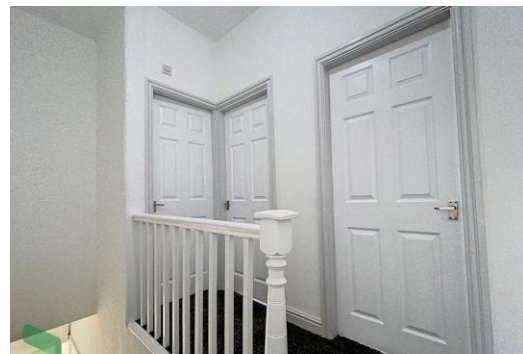


Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

TBC
TBC
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 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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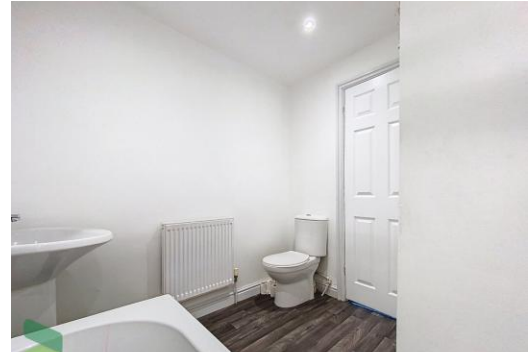
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