



# PROCTORS

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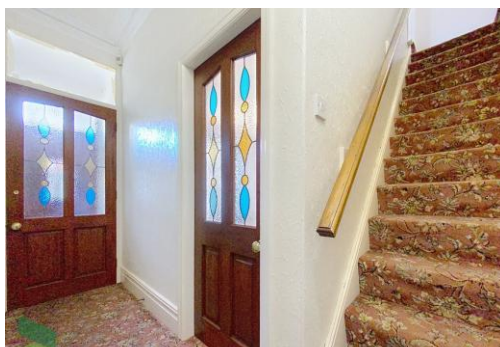


## 90 Cemetery Road, Darwen

**Offers Over £130,000 Chain Free!**

Situated on the A666 with excellent access to Bolton, this traditional stone-faced garden fronted terrace is full of character and potential. Owned by the same family for three generations, it offers spacious accommodation that would benefit from cosmetic updating – perfect for anyone looking for a project to put their own stamp on.

Internally, the property comprises a vestibule, hallway, two generous reception rooms, and a separate kitchen which was extended many years ago and now provides access to a utility area and downstairs WC. The first floor has a large main bedroom, two further good-sized bedrooms, and a family bathroom with shower. Further benefits include PVC double glazing (except one window), gas central heating, and an enclosed rear yard with pleasant rear aspect. Whilst the property is in need of cosmetic updating and a new boiler, it represents a rare chance to create a fantastic home in a highly sought-after location.





# 90 Cemetery Road, 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 Leasehold, 999 year lease approximately £1.63 p.a. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Original coving to ceiling, mosaic tiled floor, glazed door through to;

### HALLWAY

Original coving to ceiling, radiator, staircase to first floor

### SITTING ROOM

11' 10" x 11' (3.61m x 3.35m) Measurements into recess. PVC double-glazed window, radiator, fireplace, original coving to ceiling, picture rail

### LIVING ROOM/DINING ROOM

14' 2" x 13' 6" (4.32m x 4.11m) Measurements into recess. PVC double-glazed window, two radiators, fireplace with living flame gas fire, under stairs storage cupboard

### SEPARATE FITTED KITCHEN

10' 3" x 8' 3" (3.12m x 2.51m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, electric hob, extractor hood, built in double oven, freestanding dishwasher, breakfast bar, radiator, tiled splash backsplash, tiled floor, PVC double-glazed window, door through to;

### UTILITY/PANTRY AREA

Floor mounted gas fired central heating boiler unit, part tiled floor, new PVC door (to rear yard), interior door through to;

### CLOAKROOM/WC

Single-glazed window, low level WC, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2  
Band A  
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 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.

## 90 Cemetery Road, Darwen

### FIRST FLOOR

Landing, spindled balustrade, loft access via drop-down ladder (boarded)



### BEDROOM 1

14' 9" x 10' 9" (4.5m x 3.28m) Measurements into recess. PVC double-glazed window, radiator, dado rail, built in cupboard with shelving



### BEDROOM 2

10' 9" x 7' 2" (3.28m x 2.18m) PVC double-glazed window, radiator



### BEDROOM 3

9' 8" x 7' 3" (2.95m x 2.21m) PVC double-glazed window, radiator



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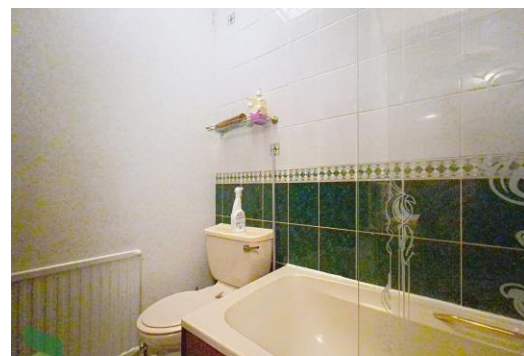
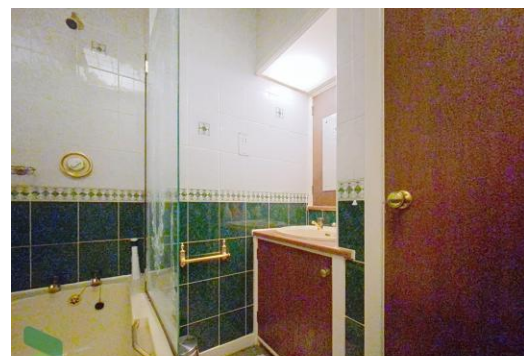
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### FAMILY BATHROOM

Panelled bath with shower and screen over, vanity wash hand basin with storage below and airing cupboard above, low level WC, fully tiled walls, skylight



### OUTSIDE

Small garden area to the front and enclosed yard to rear that gives access to a communal alley way they is well presented



### 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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