



# PROCTORS

ESTATE AGENTS

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**20 Green Street East, Off Railway Rd, Darwen**

**Cash Buyers Only. Offers Over £70,000**

Cash buyers only! RENOVATION PROJECT! A traditional stone fronted mid terrace house on a cobbled street, conveniently situated close to all the amenities in the town centre and the Railway Station. The property has suffered neglect and would be ideal as an investment purchase. The accommodation comprises; two bedrooms, a three-piece bathroom to the first floor, ground floor. entrance vestibule, living room, and a basic kitchen. Gas central heating, PVC double-glazed windows and double-glazed sash windows where stated. Externally there is a yard along with permit parking to the front.





## 20 Green Street East, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and go straight across into South Street. Turn first right onto Entwistle Street, right into Green Street East and the property is on the right-hand side.

### TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease, approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### VESTIBULE

Original coving to ceiling

#### LIVING ROOM

15' 6" x 12' 3" (4.72m x 3.73m) Measurements into recess. Double-glazed sash window

#### BASIC KITCHEN

12' 6" x 9' 1" (3.81m x 2.77m) Basic wall and floor units, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, PVC double-glazed window, wall mounted gas fired central heating boiler unit, door and stone steps to;

#### BASEMENT ROOM

#### FIRST FLOOR

Landing, built in cupboard, loft hatch

#### BEDROOM 1

16' x 8' 7" (4.88m x 2.62m) Double-glazed sash window, radiator

#### BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator

#### BEDROOM 2

10' 2" x 6' 4" (3.1m x 1.93m) PVC double-glazed window, 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.

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OUTSIDE

Enclosed yard to rear (the neighboring property has right of access to carry bins out to alley)



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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