



PROCTORS

ESTATE AGENTS

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8 Joseph Street, Darwen

Offers Over £112,500 Chain Free!

Internal inspection is recommended to fully appreciate this stone-faced mid terrace property situated on this established cul de sac street. In our opinion the house offers 'ready to move into' accommodation. A spacious bathroom with three-piece suite including a shower and two bedrooms on the first floor, on the ground floor there is an entrance vestibule, living room with original stone built fireplace and a recently fitted dining kitchen with built in appliances. Benefits from double-glazed sash windows to the front, PVC double -glazed windows to the rear, gas central heating, new interior doors, neutral decor and complimenting flooring throughout. All amenities are close by in the town centre including bus and railway stations. In our opinion the property would be Ideal as a first time buy or rental investment. Viewing is highly recommended!



8 Joseph Street, 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 right onto Entwistle Street, second left into Joseph Street and the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £2 p.a. Assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Picture rail, interior door through to;

LIVING ROOM

13' 6" x 13' 6" (4.11m x 4.11m) Measurements into recess. Double-glazed sash window, original stone built fireplace, meter cupboards, radiator

RECENTLY FITTED DINING KITCHEN

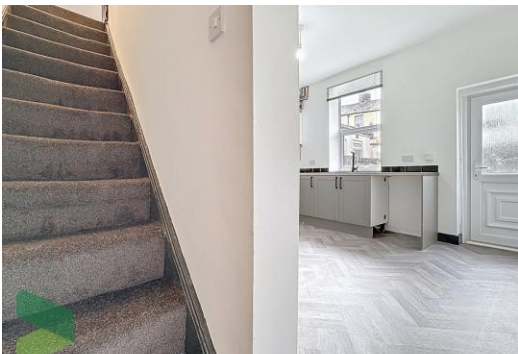
13' 7" x 10' 6" (4.14m x 3.2m) Fitted modern wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, wall mounted gas fired central heating boiler unit, tiled splash-backs, under stairs storage, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, loft hatch

BEDROOM 1

13' 8" x 13' 7" (4.17m x 4.14m) Measurements into recess. Double-glazed sash window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band
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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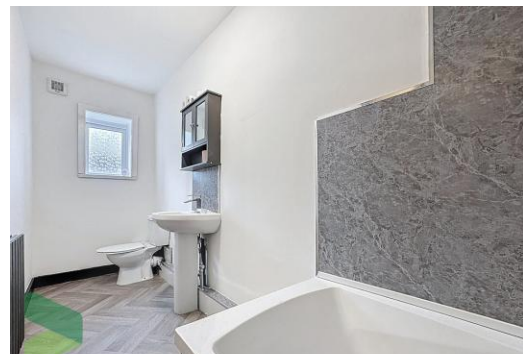
BEDROOM 2

9' 2" x 7' 9" (2.79m x 2.36m) PVC double-glazed window, radiator



SPACIOUS BATHROOM

Panelled bath with shower, sheer attachment and screen over, pedestal wash hand basin, low level WC, radiator, extractor fan, acrylic splash-back panels, PVC double-glazed window



OUTSIDE

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.



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