



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



16 Barley Bank Street, Darwen

£175,000

We strongly recommend internal inspection of this deceptively spacious mid terrace house which provides ideal family sized living accommodation. It is situated in this popular and sought after residential area close to Avondale primary school. There are two reception rooms, a fully fitted kitchen and a two-piece cloakroom to the ground floor. There are four first floor bedrooms and a three-piece fitted bathroom. There is a second floor bedroom with fitted wardrobes and an en-suite shower room. It has gas central heating and PVC double-glazed window. The property provides very versatile accommodation that would be suitable to a larger family and or people working from home.



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TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, tile floor, meter cupboard, original coving to ceiling, hall glazed door through to;

HALLWAY

Radiator, laminate flooring, original coving to ceiling, staircase to first floor

SITTING ROOM

12' 2" x 11' 2" (3.71m x 3.4m) PVC double-glazed window, radiator, original coving to ceiling

LIVING ROOM

14' 11" x 13' 9" (4.55m x 4.19m) PVC double-glazed window, double radiator, understairs storage cupboard, laminate flooring, breakfast bar open through to;

FULLY FITTED KITCHEN

13' 7" x 7' 10" (4.14m x 2.39m) Wall and floor units including drawers, built-in oven, hob, extractor, single drainer one and a half bowl sink unit with mixer tap, plumbed for automatic washing machine, concealed gas fired central heating boiler unit (serviced annually), Vertical radiator, PVC double-glazed window.

REAR VESTIBULE

PVC exterior door, large built in storage cupboard with shelving

TWO PIECE CLOAKROOM

Wash hand basin, W/C, PVC double-glazed window, radiator, fully tiled walls.

FIRST FLOOR

BEDROOM 1

11' 6" x 7' 1" (3.51m x 2.16m) PVC double-glazed window, radiator.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
C

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

11' 6" x 7' 6" (3.51m x 2.29m) PVC double-glazed window, radiator.

BEDROOM 3

9' 8" x 6' 0" (2.95m x 1.83m) PVC double-glazed window, radiator.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, tiled walls

BEDROOM 4

8' 8" x 6' 8" (2.64m x 2.03m) PVC double-glazed window, radiator.



SECOND FLOOR

ATTIC

9' 10" x 11' 0" (3m x 3.35m) Measurements plus fitted wardrobes, PVC double-glazed window, radiator.



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ENSUITE SHOWER ROOM

Walk in shower, wash hand basin, W/C, radiator/heated towel rail, tiled walls.



OUTSIDE

Rear yard.

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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