



# PROCTORS

ESTATE AGENTS

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**8 Dover Street, Lower Darwen, BB3 0QA**

**"Offers Over" £110,000**

A very impressive traditional cottage situated in this quaint, cobbled street adjacent to the centre of Lower Darwen, convenient for all local amenities and with easy access to all surrounding towns and the motorway network. The property provides attractive living accommodation throughout which retains original character but is presented in a modern contemporary way. It has a lounge, fully fitted kitchen, two bedrooms and a four-piece bathroom with jacuzzi bath. It is tastefully decorated throughout, has gas central heating and PVC double glazing. In our opinion this would be an ideal first-time buyer's property. Viewing is highly recommended.



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TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

14' 7" x 12' 9" (4.44m x 3.89m) Laminate floor, PVC double glazed window, radiator, exposed beams to ceiling, recessed fireplace, fitted shelving to both alcoves

KITCHEN

14' 2" x 9' 1" (4.32m x 2.77m) Wall and base units, stainless steel sink drainer unit, built in oven, hob, extractor, plumbed for washer and dishwasher, radiator, PVC double glazed window and door, tiled splash back, integrated tumble dryer

STAIRS TO FIRST FLOOR

LANDING

Large loft access, pull down ladder with light (ideal storage area), spindled balustrade

BEDROOM ONE

13' 9" x 10' 6" (4.19m x 3.2m) PVC double glazed window, radiator

BEDROOM TWO

11' 9" x 5' 1" (3.58m x 1.55m) PVC double glazed window, radiator

FOUR-PIECE BATHROOM

Low level WC, wash basin, jacuzzi corner bath, shower cubicle, PVC double glazed window, heated towel rail

OUTSIDE

Enclosed yard to the rear

PLEASE NOTE

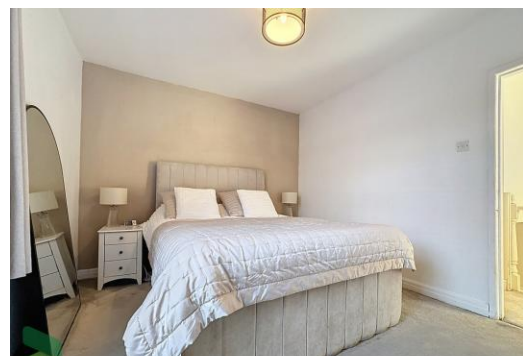
VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



|                  |          |
|------------------|----------|
| Tenure           | Freehold |
| Ground Rent      |          |
| Council Tax Band | Band     |
| Local Authority  |          |
| EPC Rating       | 55d      |

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |