



PROCTORS

ESTATE AGENTS

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



104 Watery Lane, Darwen

Offers over £130,000 Chain Free!

A stone faced, garden fronted mid terrace situated in this popular lane in the Whitehall area of town. Provides deceptively spacious accommodation with two double bedrooms and a three-piece bathroom with shower. The ground floor offers, entrance vestibule, sitting room, living room/dining room and a fitted kitchen with quality wood units. Benefits from gas central heating and PVC double-glazed windows. Viewing is essential to appreciate the value for money this property offers!

LOCATION

From Darwen town centre on Bolton Road, turn left into Watery Lane (across from Whitehall Park entrance gates), the property is on the right-hand side.



104 Watery Lane, Darwen

TENURE

We are advised by Gov.uk that the tenure is unknown. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBLE

Glazed door through to;

SITTING ROOM

14' 3" x 13' (4.34m x 3.96m) PVC double-glazed window, radiator

LIVING ROOM/DINING ROOM

14' 2" x 12' 2" (4.32m x 3.71m) PVC double-glazed double doors, fireplace, gas fire, radiator, under stairs storage

KITCHEN

9' 1" x 7' 8" (2.77m x 2.34m) Fitted wooden wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, gas fired central heating boiler unit, radiator, tiled splash-backs, PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

14' 2" x 12' 4" (4.32m x 3.76m) PVC double-glazed window, radiator, built in cupboard with loft access (part boarded)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

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.

104 Watery Lane, Darwen

BEDROOM 2

10' 7" x 9' 9" (3.23m x 2.97m) PVC double-glazed window, radiator



INNER CORRIDOR

One step down to;



BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, radiator, PVC double-glazed window



OUTSIDE

Steps to the front door, small garden area to the front and enclosed yard to the rear with store



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

%epcGraph_c_1_198%