



PROCTORS

ESTATE AGENTS

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27 Swan Street, Whitehall, Darwen

Offers over £95,000, Chain free!

A delightfully situated stone built inner terrace in this quiet street, within walking distance to Whitehall Park and easy access to A666 Bolton Road. The property has two bedrooms, 'Jack and Jill' three-piece bathroom with shower, a spacious lounge with feature fireplace, and separate fitted dining kitchen. PVC double-glazed windows and gas central heating are both installed throughout. It is situated on the 'Bolton side of town', is convenient for local amenities within the area.

LOCATION

From Darwen town centre leave on Bolton Road A666, Swan Street is just before Whitehall Park on the right-hand side. The property is on the right hand side.



27 Swan Street, Darwen

TENURE

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

ACCOMMODATION

VESTIBULE

PVC front door, half-glazed door through to;

LIVING ROOM

14' x 13' 2" (4.27m x 4.01m) Measurements into recess. PVC double-glazed window, limestone fireplace, electric fire, radiator, archway under stairs storage area, coving to ceiling

FITTED DINING KITCHEN

13' x 9' 5" (3.96m x 2.87m) Fitted wall and floor units including drawers, breakfast bar, stainless steel single drainer sink unit, four ring hob, stainless steel four ring gas hob, built in under oven, extractor hood, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

14' 1" x 13' 2" (4.29m x 4.01m) Measurements into recess. PVC double-glazed window (not over looked), radiator, access through to;

'JACK AND JILL' BATHROOM

Panelled bath with shower and shower attachment over, pedestal wash hand basin, low level WC, radiator, part tiled walls, PVC double-glazed window, access through to;

BEDROOM 2

9' 4" x 7' 3" (2.84m x 2.21m) PVC double-glazed window, radiator

OUTSIDE

Enclosed paved yard 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		