



## 49 Clarence Street, Darwen

**Offers over £90,000, Chain free!**

A traditional stone faced mid terraced house situated on this well established street just off the A666. The property has been well maintained over the years by the current owner and in our opinion offers 'ready to move into accommodation'. Briefly comprises; entrance vestibule, sitting room with feature fire, spacious living/dining room with feature fireplace, a separate fitted kitchen with built in appliances, first floor, three-piece fully tiled bathroom with shower and two double bedrooms. PVC double-glazed windows and gas fired central heating throughout. Externally there is an enclosed yard to the rear. Ideal first time buy or as a rental investment. Viewing is recommended at this realistic asking price!



# 49 Clarence Street, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn right into Hollins Grove Street, turn left (opposite Greenway Street), left into Clarence Street and the property is on the left hand side.

## TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, original coving to ceiling, half glazed door through to;

### SITTING ROOM

12' 3" x 12' (3.73m x 3.66m) Measurements into recess. PVC double-glazed window, radiator, recessed living flame gas fire, recessed shelving, meter cupboard, picture rail, original coving to ceiling

### LIVING ROOM OR DINING ROOM

17' 5" x 12' 4" (5.31m x 3.76m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, spindled balustrade staircase, under stairs storage area, half glazed door through to;

### SEPARATE FITTED KITCHEN

12' 04" x 6' 29" (3.76m x 2.57m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, extractor hood, integrated fridge, integrated freezer, plumbed for automatic washing machine, tiled splash-backs, two PVC double-glazed windows, PVC exterior door to rear yard

## FIRST FLOOR

Landing

### BEDROOM 1

12' 19" x 12' 47" (4.14m x 4.85m) PVC double-glazed window, radiator, built in cupboard

### BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, built in cupboard, PVC double-glazed window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2  
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 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.

## 49 Clarence Street, Darwen

### BEDROOM 2

14' 23" x 7' 9" (4.85m x 2.36m) Measurements into recess. PVC double-glazed window, radiator, recessed storage

### OUTSIDE

Enclosed yard to 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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