



PROCTORS

ESTATE AGENTS

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



19 Norris Street, Darwen

Offers over £75,000 Chain Free!

A traditional stone built mid terraced house offering larger than average living accommodation throughout. It is situated in this convenient residential area close to all amenities on Sudell and within walking distance of all the town centre amenities. The property briefly comprises; entrance vestibule, spacious living room with dining space open through to a fully fitted dining kitchen with integrated appliances, first floor, two generous size double bedrooms (large enough to convert to three bedrooms) and a three-piece shower room suitable for disabled use. PVC double-glazed windows and gas central heating are both installed throughout. Externally there is an 'L' shaped enclosed yard to the rear. Viewing recommended recommended at this realistic asking price.



19 Norris Street, Darwen

LOCATION

From Darwen town centre leave on Bolton road, turn left in Hardman Way and proceed on to Sudell Road, at the junction turn left on to Sudellside Street, turn left into Garnett Street, turn right and right again into Norris Street and the property is on the right-hand side.

TENURE

We have been advised by the vendor that the property is freehold with a rental charge of £1.25 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, glazed door through to;

OPEN PLAN LIVING ROOM WITH DINING SPACE

24' x 13' 6" (7.32m x 4.11m) PVC double-glazed window, two feature brick archways, two radiators, laminate flooring, meter cupboard, open tread staircase (to first floor), PVC exterior door (to rear yard), open plan through to;

FULLY FITTED KITCHEN

9' 1" x 7' 5" (2.77m x 2.26m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built in under oven, stainless steel extractor hood, tiled splash-backs, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, two PVC double-glazed windows

FIRST FLOOR

Landing, loft hatch

BEDROOM 1

12' 7" x 10' 5" (3.84m x 3.18m) Built in cupboard with louvered door, wall lights, PVC double-glazed window, radiator

BEDROOM 2

16' 5" x 9' 11" (5m x 3.02m) PVC double-glazed window, two radiators, laminate flooring



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
£1.25 p.a.
Band A
Blackburn with Darwen Borough Council
Band D

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.

19 Norris Street, Darwen

SHOWER ROOM ADAPTED FOR DISABLED USE

Shower area with folding screen, acrylic wall panelling and folding wall mounted seat, low level WC, pedestal wash hand basin with tiled splash-backs, built in cupboard, extractor fan, PVC double-glazed window

OUTSIDE

Enclosed 'L' shaped yard to the rear



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

19 Norris Street, Darwen



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@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%