



PROCTORS

ESTATE AGENTS

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17 Elswick Street, Darwen

£115,000

A garden fronted mid terraced house situated in this established residential area with local amenities and easy access to town. The house has had a 'make over' and must be viewed to appreciate the ready to move into accommodation! Briefly comprises; hallway, sitting room with feature media wall, living room/dining room also with a media wall, a new separate fitted kitchen, first floor, new three-piece bathroom with shower and two double bedrooms. Benefits also from gas central heating (new boiler), PVC double-glazed windows, electrical rewire, new insulation system, new neutral décor and new complimenting flooring throughout. In our opinion the property would be ideal as first time buy or as a rental investment. Viewing is recommended!

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Turn



17 Elswick Street, Darwen

left into Sudellside Street, right into Elswick Street and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 999 lease, approximately £1.20 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

HALLWAY

PVC front door, radiator, meter cupboard

SITTING ROOM

11' 8" x 10' 6" (3.35m x 3.2m) Measurements into recess. PVC double-glazed window, radiator, feature media wall with inset shelving and spotlighting, feature recessed ceiling

LIVING ROOM/DINING ROOM

14' 8" x 13' 9" (4.47m x 4.19m) PVC double-glazed window, radiator, feature media wall, under stairs storage cupboard with power point

NEWLY FITTED KITCHEN

9' 6" x 6' 8" (2.9m x 2.03m) Fitted new wall and floor units, induction hob, black extractor hood, built in under oven, black single drainer sink unit with mixer tap, plumbed for automatic washing machine, integrated fridge-freezer, spotlighting, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

13' 8" x 10' 5" (4.17m x 3.18m) Measurements into recess. PVC double-glazed window, radiator, recess for storage, power point for wall mounted TV

BATHROOM WITH NEW SUITE

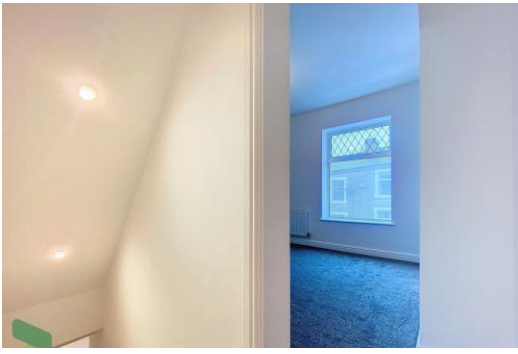
Panelled bath with shower, shower attachment and screen over, wash hand basin with storage below, low level WC, heated towel rail, part tiled walls, spotlighting, PVC double-glazed window

BEDROOM 2

13' 4" x 7' 4" (4.06m x 2.24m) PVC double-glazed window, radiator

OUTSIDE

Small garden area to the front and enclosed yard to the rear



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1
Band
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 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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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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