



# PROCTORS

ESTATE AGENTS

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## 41 Newton Street, Darwen

**Reduced to £147,500**

Traditional stone built garden fronted end terrace house, situated in this convenient residential locality within walking distance to the railway station and all town centre amenities. The property has been fully renovated and offers ready to move into family sized accommodation! Entrance vestibule, hallway, sitting room, spacious living/dining room bedrooms, a separate newly fitted kitchen with two windows allowing lots of natural daylight, first floor, three bedrooms and new three-piece bathroom with shower. Benefits from new PVC double-glazed windows, new gas central heating boiler, electrical rewire, roof overhaul, new flooring and neutral decor throughout. Externally there is an enclosed yard to the rear that has access to a useful carport. Viewing is recommended!





# 41 Newton Street, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street, left into Union Street, at the top turn left on to Railway Road, continue under the Railway bridge, continue ahead into Atlas Road and at the top turn left into Olive Lane, left into Newton Street and the property is on the left hand side.

## TENURE

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

## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door with double-glazed units, half glazed door through to;

### HALLWAY

Radiator, carpeted staircase to first floor

### SITTING ROOM

11' 9" x 11' 3" (3.58m x 3.43m) Measurements into recess. PVC double-glazed window, radiator

### LIVING ROOM/DINING ROOM

15' 3" x 11' (4.65m x 3.35m) Measurements into recess. PVC double-glazed window, radiator, PVC double-glazed exterior door

### SEPARATE FULLY FITTED KITCHEN

10' 1" x 8' (3.07m x 2.44m) White fitted base units including drawers, electric hob, black splash-back, black extractor hood, built in under oven, black single drainer sink unit with mixer tap, plumbed for automatic washing machine, under counter space for tumble dryer, power point and space for fridge-freezer, two PVC double-glazed windows, wall mounted gas fired central heating boiler unit, under stairs storage cupboard

### FIRST FLOOR

Landing, spindled balustrade, loft hatch

### BEDROOM 1

14' 7" x 11' 6" (4.44m x 3.51m) PVC double-glazed window, radiator

### BATHROOM

Panelled bath with shower, shower attachment and screen over, vanity wash hand basin with storage below, low level WC, part tiled walls, spotlighting and extractor fan to ceiling

### BEDROOM 2

10' x 7' 6" (3.05m x 2.29m) PVC double-glazed window, radiator



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band A  
Blackburn with Darwen Borough Council  
E

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.

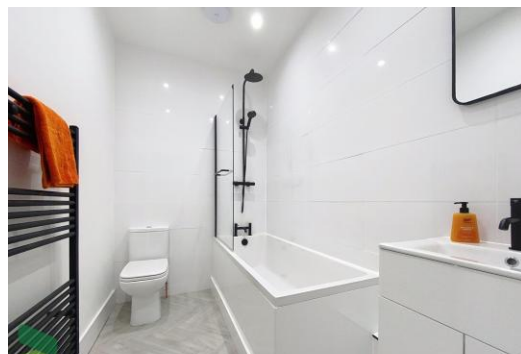
## 41 Newton Street, Darwen

### BEDROOM 3

9' 3" x 9' 3" (2.82m x 2.82m) PVC double-glazed window, radiator

### OUTSIDE

Small garden area to the front with natural stone wall. To the rear there is a yard with space for bins and additional carport



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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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