



PROCTORS

ESTATE AGENTS

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15 Anchor Grove, Darwen

Offers over £130,000

ATTENTION INVESTORS! This mature semi detached house offers a spacious family sized home in this well established residential area, with all local amenities on hand at Blackburn Road and Lynwood. The accommodation briefly comprises: Entrance porch, hallway, sitting room, dining room/living room, fitted kitchen, first floor, three bedrooms (two are doubles) and a four piece bathroom. In addition, the property also benefits from a gas central heating and PVC double glazed windows. Externally there are enclosed gardens to the front and rear, the latter has double gates to provide off road parking along with useful brick built stores. In our opinion although this property has been well maintained, it is a little dated and therefore would suit cash investors/developers. The property is also convenient for access to local schools, shops, Blackburn and Darwen town centres along with the M65 J.4 motorway network.



15 Anchor Grove, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed past Lynwood. Turn right at the Anchor Public House, as the road divides, take the turn on the left and the property is on the left hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

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

HALLWAY

Staircase to first floor, under stairs storage cupboard, radiator, laminate flooring, feature glass brick inset

SITTING ROOM

13' 9" x 11' 4" (4.19m x 3.45m) Measurements into recess. PVC double-glazed window, radiator, fireplace, laminate flooring

DINING ROOM/LIVING ROOM

13' 8" x 10' 9" (4.17m x 3.28m) 13'8 (10ft minimum). PVC double-glazed window, radiator, laminate flooring, open through to;

FITTED KITCHEN

11' 4" x 7' 5" (3.45m x 2.26m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door (to rear garden)

FIRST FLOOR

Spacious landing, loft hatch

BEDROOM 1

12' 3" x 11' 4" (3.73m x 3.45m) 12'5 (11'1 up to built in cupboard), PVC double-glazed window, radiator

BEDROOM 2

12' 4" x 11' (3.76m x 3.35m) PVC double-glazed window, radiator

BEDROOM 3

9' x 7' 5" (2.74m x 2.26m) PVC double-glazed window, radiator

FOUR PIECE BATHROOM



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band A
Blackburn with Darwen Borough Council
C

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.

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Corner panelled bath, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, part tiled walls, PVC double-glazed window

OUTSIDE

Enclosed front garden with mature plants, shrubs and wrought iron gate. To the rear there is a generous size enclosed garden with useful brick built stores and double gates that could provide off road parking.

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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