



PROCTORS

ESTATE AGENTS

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34 Radford Street, Darwen

Offers Over £150,000

Situated at the top end of this desirable street, this traditional stone faced mid terraced house has been completely renovated throughout to offer a stylish blend of charm and contemporary living. It enjoys pleasant outlooks to the front and is a convenient location for the stunning Bold Venture Park, with easy access to A666 (Bolton Road) for commuting and local amenities. There are two reception rooms with a bright modern feel, a separate newly fitted kitchen with contemporary units and a ground floor WC. On the first floor there are two bedrooms and a newly fitted, fully tiled bathroom with shower. In addition there is an impressive attic bedroom (full building regulations). Benefits include, new gas central heating system and boiler, electrical re wire including smoke alarms and security alarm, new PVC double-glazed windows, new exterior and interior doors, new decor, new completing flooring and feature a glass balustrade over 3 floors. Viewing is strongly recommended.



34 Radford Street, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, just after the India Mill turn right into Radford Street and the property is at the far end off the Street on the right-hand side.

TENURE

We are advised by the vendor that the property is Freehold, Gov.uk also confirms this. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

LIVING ROOM

13' 4" x 13' 2" (4.06m x 4.01m) Measurements into recess. Composite front door, PVC double-glazed window (not overlooked), radiator

SITTING ROOM/DINING ROOM

13' 5" x 12' 7" (4.09m x 3.84m) PVC double-glazed window, radiator, carpeted staircase with glass balustrade to first floor, glass interior door through to;

NEWLY FITTED KITCHEN

14' 5" x 6' 5" (4.39m x 1.96m) Fitted wall and floor units including drawers, black single drainer sink unit with mixer tap, electric hob, built in under oven, black extractor hood, concealed gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door to rear yard and interior access to;

CLOAKROOM/WC

PVC double-glazed window, vanity wash hand basin, low level WC

FIRST FLOOR

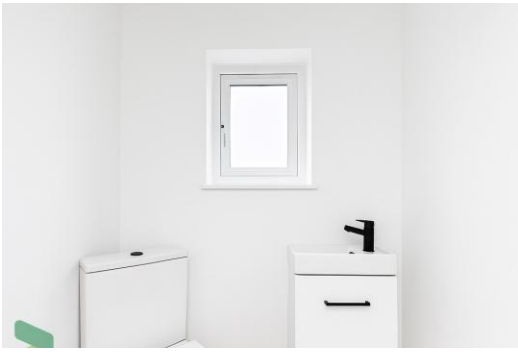
Landing, glass balustrade, radiator, carpeted staircase with glass balustrade to second floor

BEDROOM 2

13' 4" x 9' 8" (4.06m x 2.95m) PVC double-glazed window, radiator, points in place for wall mounted television

NEW BATHROOM

Panelled bath with shower attachment, shower, mixer tap and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, extractor fan, PVC double-glazed window, fully tiled walls and tiled floor



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen Borough Council
D

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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BEDROOM 3

9' 3" x 6' 4" (2.82m x 1.93m) PVC double-glazed window (pleasant outlooks), radiator

BEDROOM 1/ATTIC

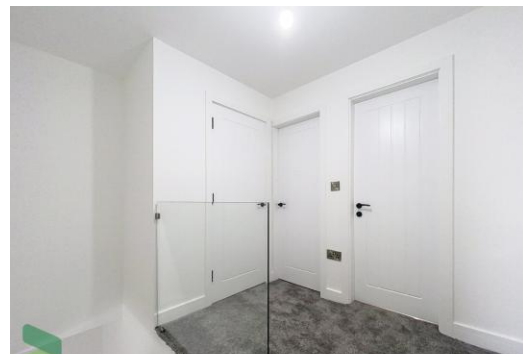
16' 4" x 11' 4" (4.98m x 3.45m) Measurement to maximum. Vaulted ceiling with double-glazed roof window, radiator, glass balustrade

OUTSIDE

Small 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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