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Bank Street, Darwen

*** FANTASTIC FOUR BEDROOM MID-TERRACE HOME IN THE HEART OF DARWEN ***

An exceptional four bedroom mid-terrace home that offers an abundance of internal living accommodation set over four floors. Nestled within the heart of Darwen and benefiting from being a stones throw from the town centre, this property is the perfect home for a growing family as it boasts two reception rooms, a modern fitted kitchen, four good sized bedrooms, an en-suite to the master and a contemporary shower room. Tastefully adorned with neutral decor and retaining original period features, such as ceiling roses and coving, this charming home offers a wealth of potential and shouldn't be missed!

This property is within close proximity to a range of local amenities including shops, supermarkets, restaurants, beauty salons and Darwen Leisure Centre. In addition, there are well regarded schools such as Holy Trinity C of E Primary School and Darwen Aldridge Community Academy. For commuters, Darwen train station is a five minutes walk away and offers transport to Blackburn, Bolton, Clitheroe and Manchester.

This property is truly a must view so get in contact with our sales team to arrange a viewing.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- Mid - Terraced Property
- Two Reception Rooms
- Close To Local Amenities
- Four Bedrooms
- On Street Parking
- Council Tax Band A
- Located Over Four Floors
- Ideal Family Home
- Leasehold

Offers over £130,000

Bank Street, Darwen

Basement

Hallway

5'6" x 2'9" (1.70m x 0.86m)

Ceiling light fitting, doors to kitchen, room and open access to storage.

Kitchen

13'4" x 12'5" (4.08m x 3.79m)

A range of wood effect laminate wall and base units with laminate worktops, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, freestanding electric oven with four ring gas hob and extractor hood, space for fridge freezer, washing machine and dryer, combi boiler, ceiling light fitting, central heating radiator, hardwood door to rear yard, tiled effect flooring. The kitchen also has a shower cubicle installed (1.12mx0.80m) with electric feed shower, full tiled elevations, ceiling spotlight and tiled flooring.

Room

12'0" x 11'6" (3.68m x 3.52m)

UPVC double glazed window, ceiling light fitting, currently utilised as storage but can be an additional reception room, carpeted flooring.

Storage

9'2" x 2'10" (2.81m x 0.87m)

Large storage with ceiling light fitting and shelving.

Ground Floor

Entrance Vestibule

3'2" x 3'2" (0.98m x 0.97m)

Ceiling light fitting, coving to ceiling, hardwood single glazed door to hallway.

Hallway

12'5" x 3'1" (3.79m x 0.96m)

Ceiling light fitting, central heating radiator, coving to ceiling, dado rail, doors to two reception rooms, stairs to first floor, wood effect flooring.

Living Room

13'3" x 12'10" (4.04m x 3.93m)

UPVC double glazed window, ceiling light fitting with ceiling rose, central heating radiator, coving to ceiling, dado rail, feature electric fireplace with wood hearth, double doors to meter cupboard, wood effect laminate flooring.

Dining Room

13'9" x 13'5" (4.20m x 4.09m)

UPVC double glazed window, ceiling light fitting, central heating radiator, electric fireplace, television point, door to stairs which access basement, wood effect flooring.

First Floor

Landing

13'8" x 5'7" by 5'7" x 2'11" (4.18m x 1.71m by 1.72m x 0.91)

UPVC double glazed windows, two ceiling light fittings, dado rail, double doors to high level storage cupboard, doors to three bedrooms and a three piece shower room, stairs to first floor, carpeted flooring.



Bedroom Two

12'10" x 7'3" (3.92m x 2.21m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to storage, carpeted flooring.

Bedroom Three

11'2" x 8'6" (3.41m x 2.60m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to storage, carpeted flooring.

Bedroom Four

9'6" x 8'2" (2.91m x 2.51m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Shower Room

10'8" x 4'10" (3.27m x 1.49m)

A three piece shower room comprising of: a low level, dual flush WC, full pedestal wash basin with mixer tap, corner enclosed cubicle with waterfall effect direct feed shower, full tiled elevations, extractor fan, ceiling light fitting, chrome central heating towel rail, vinyl flooring.

Loft

Master Bedroom

22'3" x 14'3" (6.79m x 4.35m)

UPVC double glazed window, ceiling light fitting, door to en-suite, carpeted flooring.

En-Suite

Low level WC, wash basin with part tiled elevation, ceiling light fitting, vinyl flooring.

External

Front

On street parking.

Rear

Enclosed, low maintenance yard with raised bedding areas, two plum trees and an apple tree, gated access to alleyway.

Agents Notes

Tenure: Leasehold 999 years from 1st Nov 1868 to 1st Nov 2867 (843 years left)

Council Tax Band: A (Blackburn with Darwen) - est. £1,414 per annum

EPC: D

Property Type: Mid- terrace property

Property Construction: Brick with slate roof (roof is two years old)

Water Supply: United Utilities

Electricity Supply: British Gas

Gas Supply: British Gas

Sewerage: United Utilities

Heating: Gas

Broadband: Sky/ TalkTalk

Mobile Signal: Good

Parking: On street parking

Building Safety: No

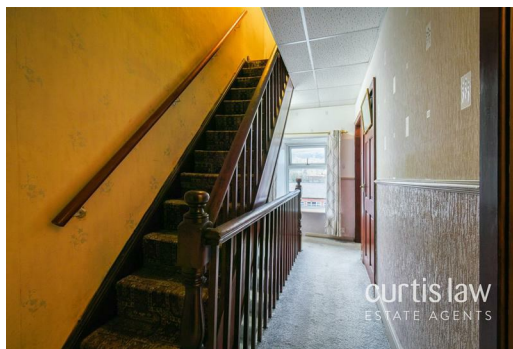
Rights & Restrictions: No

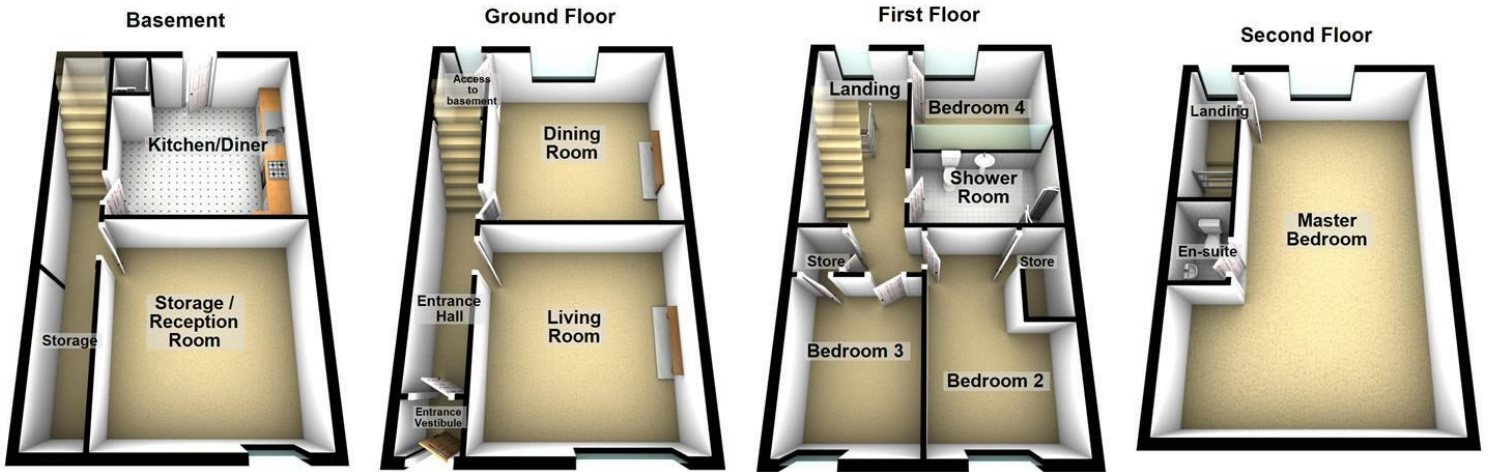
Flood & Erosion Risks: No

Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

Coalfield & Mining Area: Unknown





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales		EU Directive 2002/91/EC