



PROCTORS

ESTATE AGENTS

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544 - 546 Bolton Road, Darwen

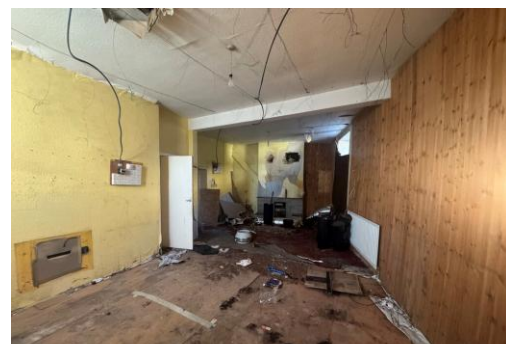
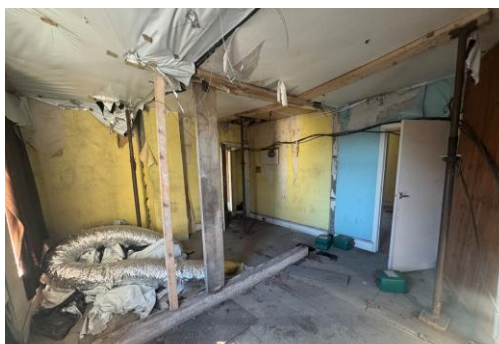
Guide price £75,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

A large double fronted end of terrace in a prominent position of the A666 in the Whitehall area of Darwen, adjacent to Whitehall Park and all the local amenities at hand. The property is need of a complete refurbishment. It has three/four bedrooms, two reception rooms, kitchen, bathroom and basement.

TENURE

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



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RECEPTION 1

13' 9" x 13' 0" (4.19m x 3.96m) PVC double-glazed window.

RECEPTION TWO

28' 0" x 16' 0" (8.53m x 4.88m) Measurements are average. Three PVC double-glazed windows.

TWO BASEMENT ROOMS

KITCHEN

10' 0" x 8' 0" (3.05m x 2.44m)

FIRST FLOOR

BEDROOM 1

15' 8" x 13' 11" (4.78m x 4.24m) Two PVC double-glazed windows (this has been two rooms)

BEDROOM 2

13' 6" x 13' 4" (4.11m x 4.06m) PVC double-glazed window.

BEDROOM 3

14' 3" x 3' 3" (4.34m x 0.99m) PVC double-glazed window.

OUTSIDE

Rear Yard.

PLEASE NOTE

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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