



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



7 Barley Bank Street, Darwen

Offers over £135,000 Chain Free!

Situated in this well-established residential street this deceptively spacious garden fronted mid terraced house has been renovated throughout to offer "ready to move into accommodation". Briefly comprises; Entrance vestibule, hallway, sitting room, spacious living room/dining room, separate newly fitted kitchen with integrated appliances, first floor two bedrooms and a bright and spacious newly installed shower room. Benefits include gas central heating (gas certificate), electrical certificate, PVC double-glazed windows and new neutral decor with new complimenting flooring. Externally there is an enclosed 'L' shaped yard to the rear with a useful brick-built store that could be used as a utility or workshop. Viewing is highly recommended!



7 Barley Bank Street, Darwen

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn into Harwood Street, turn right into Barley Bank Street and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £2.50 p.a. assumed 999 year lease. 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, original coving to ceiling

SITTING ROOM

12' 2" x 10' 3" (3.71m x 3.12m) Measurements into recess. PVC double-glazed window, radiator, original coving to ceiling

LIVING ROOM/DINING ROOM

14' 2" x 13' 9" (4.32m x 4.19m) PVC double-glazed window, radiator, wall lights, spacious under stairs storage, original coving to ceiling,

SEPARATE NEWLY FITTED KITCHEN

9' 7" x 7' 1" (2.92m x 2.16m) Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, electric wall heater, PVC double-glazed window, PVC exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
TBC

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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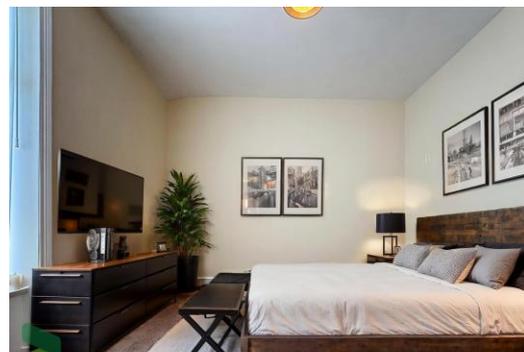
FIRST FLOOR

Landing, feature recess arch with glass shelving and lighting, radiator, built in storage cupboard with light and loft access via drop-down ladder (part boarded and lighting)



BEDROOM 1 (ONE PHOTOGRAPH IS VIRTUAL STAGING)

14' 4" x 12' 2" (4.37m x 3.71m) Measurements into recess. PVC double-glazed window, radiator



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BRIGHT AND SPACIOUS SHOWER ROOM

11' 2" x 5' 7" (3.4m x 1.7m) Large open shower, low level WC, pedestal wash hand basin, heated towel rail, wall mounted gas fired central heating boiler unit, PVC double-glazed window



BEDROOM 2

10' 9" x 8' 1" (3.28m x 2.46m) PVC double-glazed window, radiator



OUTSIDE

Small garden area to the front, enclosed yard to the rear including water tap and brick-built store with water, power and light



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.

VIRTUAL STAGING DISCLAIMER

Please note that this property has been virtually staged on some of the photos. The furnishings and décor shown are for illustrative purposes only.



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