



PROCTORS

ESTATE AGENTS

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9 Buff Street, Bold Venture, Darwen

Offers in the region of £135,000, Chain free!

A very attractive, stone-faced mid terrace in this quiet but convenient street facing Bold Venture Park and yet within a short stroll of all local amenities in the town centre. The accommodation has a large, fitted dining kitchen, two bedrooms, a three-piece bathroom with a shower. It has gas central heating and PVC double-glazing. In our opinion this is ideal for a First Time Buyer. It is situated on a pedestrianised street with good parking either end.



9 Buff Street, Darwen

LOCATION

From the town centre leave on Borough Road, turn left into Jubilee Street, right into Ashworth Terrace and at the top turn left onto Buff Street and the property is on the left hand side in a very tranquil location.

TENURE

To be advised.

ENTRANCE VESTIBULE

LOUNGE

13' 5" x 13' 2" (4.09m x 4.01m) PVC double-glazed window, radiator, fire place with wood surround.

FITTED DINING KITCHEN

13' 5" x 10' 7" (4.09m x 3.23m) Wall and floor units including drawers, stainless steel single drainer sink unit, PVC double-glazed window and door, plumbed for automatic washing machine, tiled flooring, recess downstairs, radiator.

FIRST FLOOR

BEDROOM 1

13' 6" x 13' 0" (4.11m x 3.96m) PVC double-glazed window, double radiator.

BEDROOM 2

10' 8" x 5' 7" (3.25m x 1.7m) PVC double-glazed window, radiator.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

TBC

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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THREE-PIECE BATHROOM

Panelled bath with shower over, wash hand basin, W/C, PVC double-glazed window, boiler cupboard (housing gas fired central heating boiler unit), radiator.

OUTSIDE

Rear courtyard.

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.

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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