



42 Knowlesly Road, Whitehall, Darwen

£180,000 Chain Free!

Situated in the sought after Whitehall area just off the A666 'Bolton side of town', this substantial stone built semi-detached terraced house offers family sized living accommodation. Briefly comprises; entrance porch, hallway with storage, living room with square bay window, dining room/sitting room with patio door to the rear and open plan to a fitted kitchen, the first floor offers three generous size bedrooms and a three-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there is a small front garden, side paved pathway and an enclosed rear garden. Viewing recommended at this realistic asking price!

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, turn left into Knowlesly Road and the property is on the left-hand side.



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TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease, approximately £2.00 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC double-glazed double doors and PVC double-glazed units, interior door through to;

HALLWAY

Radiator, staircase to first floor, under stairs storage cupboard

LIVING ROOM

13' 01" x 11' 11" (3.99m x 3.63m) Measurements into recess and into PVC double-glazed square bay window, fireplace

DINING ROOM/SITTING ROOM (OPEN TO KITCHEN)

14' 3" x 11' 6" (4.34m x 3.51m) PVC double-glazed patio doors (leading to rear garden), double radiator, open plan through to:

FITTED KITCHEN

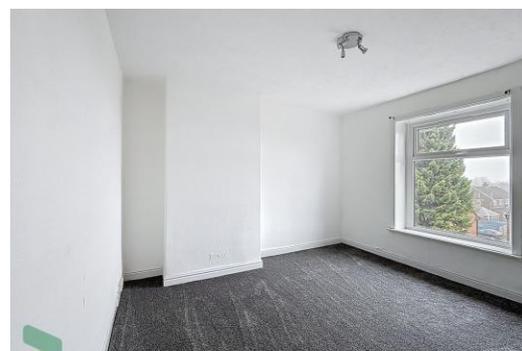
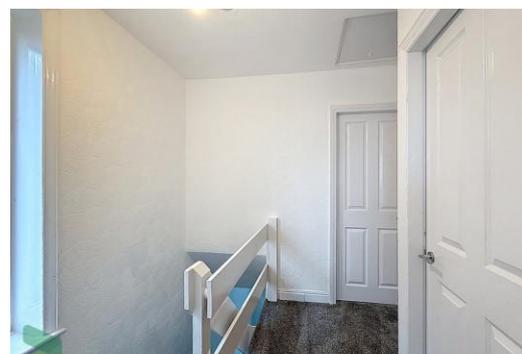
10' 9" x 6' 2" (3.28m x 1.88m) Fitted wall and floor units, stainless steel single drainer sink unit, four ring gas hob, built in under oven, stainless steel extractor hood, plumber for automatic washing machine, tiled splashbacks, PVC double glazed window, PVC door to rear garden.

FIRST FLOOR

Landing, PVC double-glazed window, loft hatch

BEDROOM 1

11' 8" x 11' 8" (3.56m x 3.56m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
Band C
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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BEDROOM 2

12' 11" x 9' 10" (3.94m x 3m) PVC double-glazed window, radiator, built in cupboard



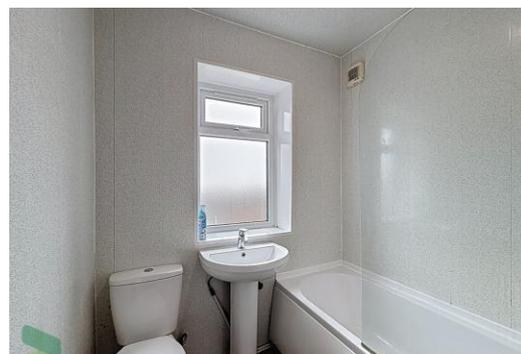
BEDROOM 3

9' 5" x 8' 0" (2.87m x 2.44m) PVC double-glazed window, radiator



FAMILY BATHROOM

Panelled bath with shower attachment and screen, low-level W.C, pedestal wash hand basin, built in storage cupboard housing gas fired central heating boiler unit, PVC double glazed window.



OUTSIDE

Small easy maintenance garden areas to the front and side, the rear garden is enclosed



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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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