



PROCTORS

ESTATE AGENTS

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1 St Georges Terrace, Harwood Street, Darwen

Offers in the region of £150,000, **Chain free!**

This modern town house is situated in a convenient location close to all amenities in the town centre and walking distance to Sunnyhurst Woods. The property has three bedrooms, a three piece family bathroom on the first floor, the ground floor has a spacious lounge with feature fire surround and a separate fitted dining kitchen with PVC double-glazed patio door to a privately enclosed rear garden. Benefits from gas central heating (the boiler is serviced annually) and PVC double-glazed windows. Outside there is a parking bay at the side of the property, an enclosed front garden with wrought iron gate and fencing along with a tiered rear garden. Viewing is recommended!



1 St Georges Terrace, Harwood Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street, the property is on the left hand side.

TENURE

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

ACCOMMODATION

LIVING ROOM

15' 08" x 13' 45" (4.78m x 5.11m) PVC front door with double-glazed unit, PVC double-glazed window, radiator, fire surround with electric fire, radiator, laminate flooring, staircase to first floor

SEPARATE FITTED DINING KITCHEN

15' 09" x 10' 34" (4.8m x 3.91m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric cooker, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, under stairs storage cupboard, PVC double-glazed window, PVC double-glazed patio door to rear garden

FIRST FLOOR

Landing, wrought iron balustrade, built in cupboard, loft hatch

BEDROOM 1

12' 8" x 8' 9" (3.86m x 2.67m) PVC double-glazed window, radiator

BEDROOM 2

10' 86" x 7' 81" (5.23m x 4.19m) PVC double-glazed window, radiator

BEDROOM 3

7' 73" x 7' 03" (3.99m x 2.21m) PVC double-glazed window, radiator, fitted wardrobe



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
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 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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FAMILY BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, radiator, fully tiled walls, PVC double-glazed window

OUTSIDE

At the end of row there is a parking bay, to the front there is an enclosed garden with wrought iron fencing and gate. To the rear there is an enclosed tiered garden with lawn area, timber fencing and mature hedging

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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