



PROCTORS

ESTATE AGENTS

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404 Bolton Road, Darwen

Offers Over £189,950 Chain Free!

This well presented, traditional stone-built terraced house offers a perfect blend of character and modern living, situated in the highly desirable Whitehall area on the Bolton side of town on the A666. It has high ceilings and spacious rooms throughout that are associated with this period of property. It has undergone a recent improvement programme with fresh décor and new complimenting flooring. The ground floor boasts a spacious open-plan sitting room with bay window, flowing seamlessly into living/dining room - ideal for entertaining or family gatherings. A separate recently fitted kitchen comes complete with appliances. Upstairs, the first floor features a recently fitted family bathroom with shower and four good sized bedrooms. From the landing, a door and staircase lead to a bright and spacious attic room with built in storage. Further benefits include gas central heating, PVC double-glazed windows, and enclosed 'L' shaped rear yard, which previously provided off-road parking.



404 Bolton Road, Darwen

LOCATION

From Darwen town centre, leave on Bolton Road and continue ahead, the property is on the right-hand side just before the junction with Northcote Street.

TENURE

Gov.uk land registry states that the property is listed Freehold and Leasehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

HALLWAY

New front door, meter cupboard

SITTING ROOM

16' 6" x 9' 7" (5.03m x 2.92m) Measurements into recess. PVC double-glazed bay window, radiator, open plan through to;

LIVING ROOM/DINING ROOM

14' 8" x 10' 9" (4.47m x 3.28m) PVC double-glazed window, radiator, staircase to first floor

SEPARATE RECENTLY FITTED KITCHEN

15' 5" x 7' 8" (4.7m x 2.34m) Fitted wall and floor units including drawers, stainless steel single-drainer sink unit with mixer tap, built in double oven, electric hob, stainless steel and glass extractor fan, integrated fridge, integrated freezer, concealed plumbing for automatic washing machine, concealed stop tap, wall mounted gas fired central heating boiler unit, two PVC double-glazed windows, exterior door to rear yard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
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, spindled balustrade

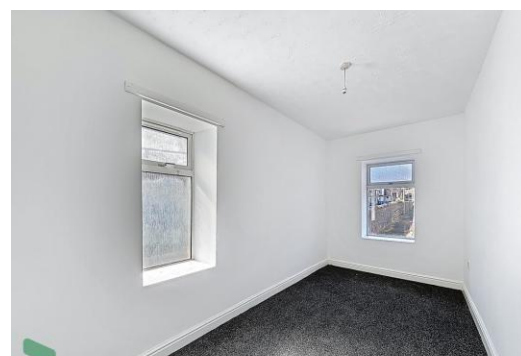
BEDROOM 1

15' 1" x 7' 1" (4.6m x 2.16m) Two PVC double-glazed windows, radiator



BEDROOM 2

13' 7" x 8' (4.14m x 2.44m) Measurements into recess. PVC double-glazed window, radiator



BEDROOM 3

8' 9" x 7' 8" (2.67m x 2.34m) PVC double-glazed window, radiator



BEDROOM 4

8' 9" x 6' 4" (2.67m x 1.93m) PVC double-glazed window, radiator



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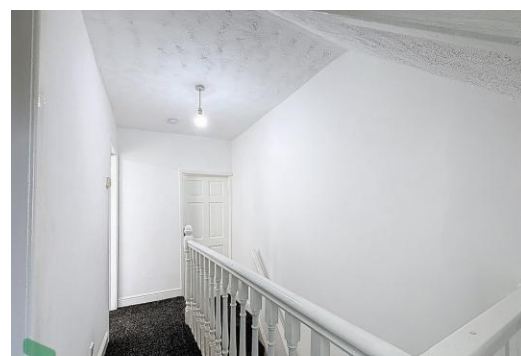
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BATHROOM

Panelled bath with shower, shower attachment and a waterfall tap over, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled splash-backs



FROM THE LANDING; DOOR AND SOLID STAIRCASE TO ATTIC ROOM

13' 2" x 9' 1" (4.01m x 2.77m) Two PVC double-glazed windows, radiator, large storage with two doors

OUTSIDE

Small garden area to the front, enclosed 'L' shaped yard to rear (in the past it provided off road parking)

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.



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