PROCTORS
ESTATE AGENTS

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9 Barley Bank Street, Darwen

Reduced to £130,000 Chain Free!

A traditional stone faced garden fronted mid terrace situated on this well-established residential street within walking distance of Sunnyhurst Woods and town centre amenities. The accommodation offers generous size rooms throughout, briefly comprises; entrance vestibule, sitting room with feature fireplace, living room/dining room with original built-in cupboards and PVC double-glazed double doors to rear yard, fully fitted kitchen, separate cloakroom/WC and large walk in storage/pantry, first floor, two bedrooms and a four-piece family bathroom. From the first-floor landing there is a door and staircase giving access to a very large and useful attic. Benefits from PVC double glazed windows, gas central heating (service history) and roof overhaul. Viewing is strongly recommended to appreciate the generous size of 'ready to move into' accommodation this property has to offer.







9 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 £1.50 p.an assumed 999 year lease (the vendor has paid 5 year ground rent in advance. Any prospective purchaser should seek clarification from their solicitor.

ENTRANCE VESTIBULE

Composite front door with double-glazed unit, original coving to ceiling, tiled floor, half glazed door through to;

SITTING ROOM

14' 4" x 12' 12" (4.37m x 3.96m) Measurements into recess. PVC double-glazed window, two radiators, wood mantel, stone hearth, original coving to ceiling

LIVING ROOM/DINING ROOM

14' 4" x 13' 9" (4.37m x 4.19m) Measurements into recess. Feature original built in unit with cupboards and drawers, electric fire, under stairs storage, PVC double-glazed double doors to rear yard

FULLY FITTED KITCHEN

9' 2" x 6' 8" (2.79m x 2.03m) Fitted wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, tiled splash-backs, concealed gas fired central heating boiler unit (service history), tiled splash-backs, PVC double-glazed window, step down to;

Tenure	Leasehold
Ground Rent	£2
Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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CLOAKROOM/WC
Double-glazed window, wash hand basin, low level WC

LARGE STORAGE AREA/PANTRY
Built in cupboard

FIRST FLOOR
Landing

BEDROOM 1
14' 3" x 12' 2" (4.34m x 3.71m) PVC double-glazed window, radiator, coving to ceiling

BEDROOM 2
10' 3" x 8' 2" (3.12m x 2.49m) PVC double-glazed window, radiator

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4 PIECE FAMILY BATHROOM

Panelled bath with mixer tap, glazed and tiled shower enclosure, wash hand basin, low level WC, heated towel rail, PVC double-glazed window





DOOR AND STAIRCASE FROM LANDING TO ATTIC ROOM

19' 5" x 13' 5" (5.92m x 4.09m) Double-glazed roof window, spindled balustrade, eaves access



OUTSIDE

Small garden area to the front. Enclosed yard area to the rear including water tap

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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