



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk

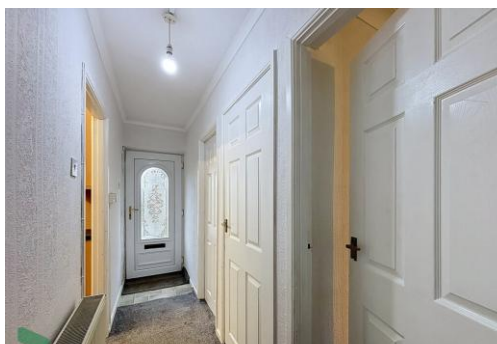


14a Owlet Hall Road, Darwen

£90,000

This well-proportioned ground floor flat property situated in an established residential area close to Sunnyhurst Woods, moorland trails and Darwen Golf Club. The accommodation has the benefit of a double bedroom with fitted furniture, a three-piece shower room (fitted 2025), spacious lounge and a separate fitted kitchen. Benefits from PVC double-glazed windows and gas central heating. Externally is an enclosed garden to the rear. The property in our opinion is well presented and would be of interest to couples, single people and first-time buyers, also ideal for rental investors. Viewing recommended at this realistic asking price!

LOCATION



14a Owlet Hall Road, Darwen

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane, turn left into Owlet Hall Road and 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

HALLWAY

PVC front door, built in meter cupboards

SHOWER ROOM (NEW 2025)

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, acrylic wall paneling

FITTED KITCHEN

11' x 5' 8" (3.35m x 1.73m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, integrated fridge-freezer, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, PVC double-glazed window

BEDROOM

12' 4" x 9' 1" (3.76m x 2.77m) PVC double-glazed window, radiator, fitted wardrobes including matching bedside units and headboard, radiator, built in shelving

LIVING ROOM

15' 4" x 10' 7" (4.67m x 3.23m) PVC double-glazed window, feature fireplace, electric fire, radiator

OUTSIDE

Enclosed rear garden

PLEASE NOTE



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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 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.

14a Owlet Hall Road, Darwen

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk