



PROCTORS

ESTATE AGENTS

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55 Olive Lane, Darwen

Offers Over £85,000, Chain free!

A well presented stone faced mid terrace property convenient for all local amenities and within easy reach of the town centre, Railway Station, Bolton and the motorway network. Briefly comprises: a living room, a fitted dining kitchen, first floor, two bedrooms and a bright three-piece bathroom. PVC double-glazed windows (not overlooked) and gas central heating (the boiler is approximately 2 years old) are both installed. Enclosed yard to rear. Viewing a must at this realistic asking price!



55 Olive Lane, Darwen

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease absentee landlord. Any prospective purchaser should seek clarification from their solicitor.

LOCATION

From Darwen town centre on Railway Road, continue under the railway bridge onto Atlas Road at the top turn left into Olive Lane, continue ahead and the property is on the right hand side.

ACCOMMODATION

LIVING ROOM

13' 1" x 13' 5" (3.99m x 4.09m) Measurements into recess. PVC double-glazed window, radiator, recess fireplace, stone hearth, meter cupboards

FITTED DINING KITCHEN

13' 15" x 11' 19" (4.34m x 3.84m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas cooker, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit (approximately 2 years old), PVC double-glazed window, PVC exterior door to rear yard

FIRST FLOOR

Landing, loft hatch



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
D

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 1

13' 5" x 13' 2" (4.09m x 4.01m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard

BATHROOM

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

BEDROOM 2

11' 8" x 6' 6" (3.56m x 1.98m) PVC double-glazed window, radiator

OUTSIDE

Enclosed yard to rear with astroturf and flower beds

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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