



PROCTORS

ESTATE AGENTS

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71 Heys Lane, Darwen

Offers Over £95,000, Chain Free!

This traditionally built stone-faced mid terrace house is conveniently situated at the higher end of the street, close to all amenities on Blackburn Road. In our opinion it offers 'beautifully presented, ready to move into accommodation'. Briefly comprises; entrance vestibule, impressive open plan living room, dining and fitted kitchen with modern units. The space is finished with high-gloss flooring, and a striking glass balustrade staircase, creating a bright and contemporary feel. The first floor boasts three bedrooms along with a 'Jubilee' bathroom with shower attachment and screen. Externally there is an enclosed yard to the rear with decking area and a new yard gate. Benefits also from PVC double-glazed windows, gas central heating and electrical certificate. Represents a ideal first time buy, investment buy or family purchase. Viewing is strongly recommended.



71 Heys Lane, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, turn right onto Heys Lane continue ahead and the property is at the far end of the lane on the right-hand side.

TENURE

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

ACCOMMODATION

VESTIBULE

PVC front door, feature interior door through to;

IMPRESSIVE OPEN PLAN LIVING, DINING AND FITTED KITCHEN

35' 2" x 13' 2" (10.72m x 4.01m) The living space has a PVC double-glazed window, original coving to ceiling, central staircase with glass balustrade, there is high-gloss wood effect flooring throughout, the dining area is open to a fitted kitchen with high-gloss units, electric hob, built in oven, stainless steel sink unit with mixer tap, two PVC double-glazed windows, plumbed for automatic washing machine, vaulted ceiling with spotlighting

FIRST FLOOR

Landing, vertical chrome radiator

BEDROOM 1

13' 2" x 9' 2" (4.01m x 2.79m) PVC double-glazed window, radiator

JUBILEE BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan

BEDROOM 2

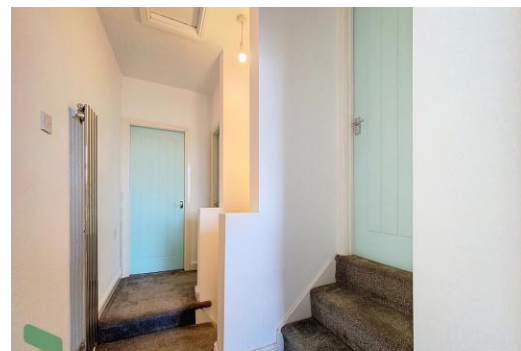
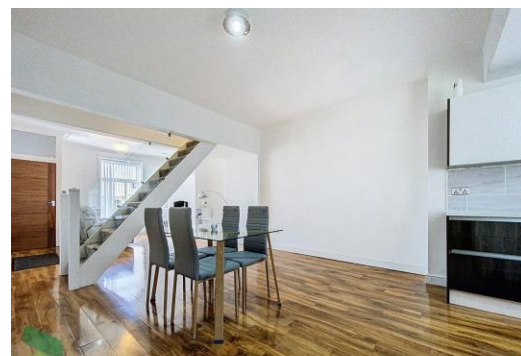
12' 6" x 7' (3.81m x 2.13m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

BEDROOM 3

9' 2" x 6' 10" (2.79m x 2.08m) Maximum measurements. Two PVC double-glazed windows, radiator

OUTSIDE

Enclosed yard, water tap, new yard gate



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Leasehold

£2

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 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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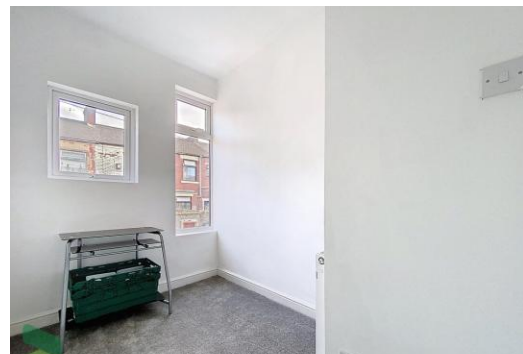
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PLEASE NOTE

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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