



PROCTORS

ESTATE AGENTS

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34 Barley Bank Street, Darwen

£160,000

We strongly recommend internal inspection to fully appreciate this immaculate spacious garden fronted mid terraced house, situated in this much sought after residential area close to Sunnyhurst along with easy access to all amenities.

The property retains original features throughout the house, and comprises of entrance hallway and vestibule, front sitting room (currently being used as a bedroom) with a bay window, living room/dining room which is open plan with the modern fitted kitchen. Upstairs there is two good sized bedrooms and a modern bathroom suite, outside there a paved rear yard and a garden to the front of the property. A viewing is highly recommended to appreciate the accommodation on offer.



34 Barley Bank Street, Darwen

LOCATION

Head north-west on Market Street (A666) towards Arch Street. Turn left onto Wood Street. Turn right onto Hindle Street. Turn left onto Barley Bank Street and the property is located on your 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

ENTRANCE VESTIBULE

HALLWAY

SITTING ROOM (USED AS 3RD BEDROOM)

13' 3" x 10' 1" (4.04m x 3.07m) PVC double-glazed window, radiator, feature fireplace

LIVING ROOM/DINING ROOM

14' 6" x 14' (4.42m x 4.27m) open plan to kitchen, patio doors into the rear yard, radiator

OPEN PLAN KITCHEN

8' 6" x 7' 4" (2.59m x 2.24m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four ring hob, built in oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, Space for a full size fridge/freezer, boiler (approx 6 years old)

FIRST FLOOR

LANDING



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

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 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' 9" x 10' 6" (4.19m x 3.2m) PVC double-glazed window, radiator



BEDROOM 2

12' 8" x 11' 6" (3.86m x 3.51m) PVC double-glazed window, radiator



BATHROOM

8' 5" x 7' 4" (2.57m x 2.24m) Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled



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OUTSIDE

A neat enclosed rear yard with artificial grass, a small garden to the front

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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