



PROCTORS

ESTATE AGENTS

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



9 Bull Hill Cottages, Darwen

Reduced to Offers Over £325,000, Chain free!

A unique opportunity to acquire a larger than average cottage property in a sought after semi-rural location on the fringe of Darwen at Bull Hill with immediate access to the surrounding moorland but within easy reach of Darwen, Bolton and the regions major road network. It is set in generous gardens to the front and rear with a garage, additional parking and a summerhouse. The living accommodation is arranged over 3 floors with two reception rooms, a fitted kitchen, three bedrooms and an impressive three piece bathroom. The property has its own individual character and provides unusually spacious accommodation, along with outdoor space and parking for this type of property. Viewing is recommended to fully appreciate the property.



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LOCATION

From Darwen town centre leave Duckworth Street towards Bolton Road A666, the property is on the right hand side just before the 'Ocean Palace' restaurant that is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £1.50 per annum) and the land is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ENTRANCE PORCH

PVC double-glazed windows and door.

ENTRANCE HALL

Radiator.

LOUNGE

18' x 11' (5.49m x 3.35m) Minster fireplace, two radiators, two PVC double glazed windows, bookshelving.

DINING ROOM

11' 4" x 10' 6" (3.45m x 3.2m) Fire surround, radiator, PVC double glazed window.

KITCHEN

14' 7" x 7' 1" (4.44m x 2.16m) Wall and floor units including drawers, single drainer one and a half bowl sink unit, extractor fan, spotlights, slot in oven, beamed ceiling.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Approx £1.50 per annum
Band C
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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FIRST FLOOR

BEDROOM ONE

18' 2" x 11' 3" (5.54m x 3.43m) Two radiators, two PVC double glazed windows.



BEDROOM TWO

14' 5" x 10' 4" (4.39m x 3.15m) Radiator, PVC double glazed window.



BATHROOM

8' 5" x 7' 6" (2.57m x 2.29m) Stand alone bath, wash basin, w.c, PVC double glazed window, radiator/towel rail, fully tiled walls and flooring.



SECOND FLOOR

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BEDROOM THREE

18' x 18' (5.49m x 5.49m) Two PVC double glazed windows, two velux double glazed windows, two radiators, storage cupboard.

OUTSIDE

Large gardens to the side and rear, garage and summerhouse

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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