



PROCTORS
ESTATE AGENTS

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501a Bolton Road, Darwen. 1st Floor Flat, NOT THE BUSINESS!

£84,950

A first floor, self-contained, one bedroom flat above the launderette (BUSINESS NOT AFFECTED) on A666 Bolton Road, with private access through a sole use yard at the rear. There are steps from the yard to the front door entrance, the accommodation briefly comprises; first floor landing, a fitted kitchen, spacious living room, a double bedroom, and a three-piece bathroom with shower. Benefits from gas central heating (boiler new 2024) and PVC double-glazed windows (excluding 1). Along with all local amenities on hand, it is situated approximately 1/2 mile from the town centre. In our opinion it would be ideal for purchasers looking for a low running cost self-contained accommodation at a realistic asking price.



501a Bolton Road, Darwen

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease 'peppercorn rent'. There is a service charge £45 per month (this covers buildings insurance for 5 years fixed) and £45 for water. Any prospective purchaser should seek clarification from their solicitor.

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, the property is on the left-hand side at the pelican crossing, access is at the rear of the launderette.

STAIRCASE TO FIRST FLOOR

Landing, spindled balustrade, single-glazed window, meter cupboard (houses gas fired central heating boiler, new 2024)

FITTED KITCHEN

11' 5" x 8' 4" (3.48m x 2.54m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, electric point for cooker, tiled splash-backs, radiator, PVC double-glazed window

LIVING ROOM

14' 3" x 11' 5" (4.34m x 3.48m) Measurements into recess. PVC double-glazed window, radiator, fireplace with electric fire

BEDROOM

12' 7" x 11' 8" (3.84m x 3.56m) PVC double-glazed window, radiator

STEP DOWN TO BATHROOM

Panelled bath with shower over, vanity wash hand basin with cupboards below, low level WC, built in cupboard, panelled walls, vaulted ceiling, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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OUTSIDE

The access to the flat is at the rear of the launderette, there is a yard area with steps to the front door



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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.

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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