



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel.

01254 705521

Email.

darwen@proctorsestateagents.co.uk

Web.

proctorsestateagents.co.uk



64 Harwood Street, Darwen

£130,000 Chain Free!

A well-presented stone built garden fronted mid terrace property, situated in this much sought after residential locally, close to Sunnyhurst Woods. The property provides spacious living accommodation with the benefit of three bedrooms plus a useful attic room, a three-piece bathroom with shower, living room, dining room with patio door and open through to a fully fitted kitchen. Gas central heating and PVC double-glazed windows are both installed throughout. Externally there is a small, paved garden area to the front with natural stone wall and wrought iron gate, and to the rear there is a paved and privately enclosed yard. It is situated within walking distance to Sunnyhurst and moorland walks, amenities are all nearby within the area and Darwen town centre is easily accessible along with the railway and bus stations. Viewing is recommended at this realistic asking price.



64 Harwood Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street and the property is on the left-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC door, door to:

LIVING ROOM

14' 1" x 13' 0" (4.29m x 3.96m) Measurements into chimney breast, stone effect surround and hearth, wall lights, PVC double-glazed window, radiator

DINING ROOM

14' 1" x 13' 3" (4.29m x 4.04m) Measurements into chimney breast, open staircase, PVC double-glazed French doors (to rear yard), radiator, open to;

FITTED KITCHEN

9' 0" x 6' 7" (2.74m x 2.01m) Modern wall and floor units including drawers, four plate gas hob, built in under oven, stainless steel single drainer sink unit, extractor, wood panelled splash-backs, laminate flooring, PVC double-glazed window, wall mounted gas fired central heating boiler unit.

FIRST FLOOR

Landing

BEDROOM 1

14' 2" x 10' 5" (4.32m x 3.18m) Measurements into chimney breast, PVC double-glazed window, radiator.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band A
Blackburn with Darwen Borough Council
E

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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STEPS UP TO BATHROOM

Panelled bath with shower over, feature glass wash hand basin, low-level W.C, extractor, chrome heated towel rail, fully tiled walls and floor.



BEDROOM 2

9' 6" x 7' 2" (2.9m x 2.18m) PVC double-glazed window, radiator

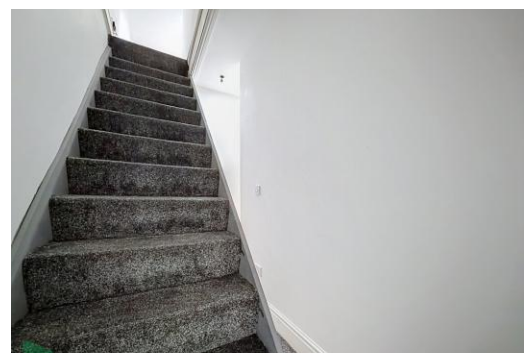
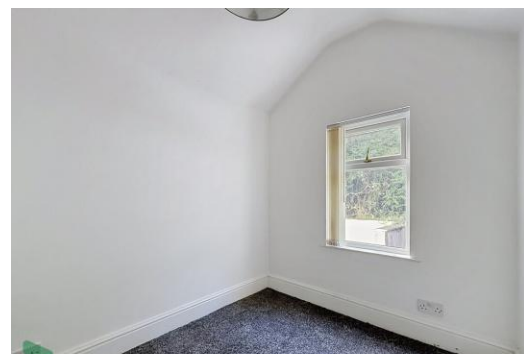


INNER HALL

Landing, door with stair access to attic room.

BEDROOM 3

7' 2" x 6' 8" (2.18m x 2.03m) PVC double-glazed window, radiator.



STAIRS TO ATTIC ROOM

17' 10" x 12' 7" (5.44m x 3.84m) Carpeted staircase to attic, double-glazed roof window



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OUTSIDE

Enclosed rear yard.



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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