



# PROCTORS

ESTATE AGENTS

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## 4 London Terrace, Darwen

**Offers Over £85,000**

Attention investors! This traditional stone faced, garden fronted mid terrace house is in need of TLC! The property has two generous sized double bedrooms, and one gives access to a spacious three-piece bathroom, the ground floor has a vestibule, hallway, two reception rooms and a kitchen. PVC double-glazed windows are installed throughout. The property needs modernisation and, in our opinion, any experienced builder will see the potential this house has to offer. It is conveniently situated close to all amenities in the town centre and within walking distance to both the railway and bus station. The realistic asking price is reflective of the renovation needed.

### LOCATION

From Darwen town centre leave on Railway Road, turn left into Richmond Terrace. Turn right into London Terrace and the property is on the right.



## 4 London Terrace, Darwen

### TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 p.a, assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Metre cupboard, interior door through to;

#### HALLWAY

#### SITTING ROOM

11' 9" x 10' 3" (3.58m x 3.12m) Measurements into recess. PVC double-glazed window, original coving to ceiling

#### LIVING ROOM/DINING ROOM

14' x 11' 8" (4.27m x 3.56m) PVC double-glazed window, under stairs storage cupboard, fireplace

### KITCHEN

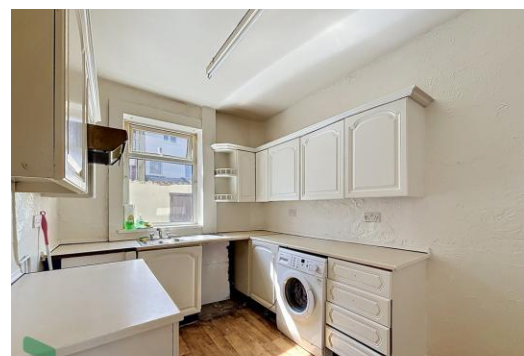
11' 11" x 11' (3.63m x 3.35m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, plumbed for automatic washing machine, PVC double-glazed window, exterior door and storm door (to rear yard)

### FIRST FLOOR

Landing

#### BEDROOM 1

14' 2" x 12' (4.32m x 3.66m) Measurements into recess. 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 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.

## 4 London Terrace, Darwen

### BEDROOM 2

14' 4" x 12' 10" (4.37m x 3.91m) Measurements into recess. PVC double-glazed window, built in cupboard, access through to;



### BATHROOM

11' 5" x 8' 4" (3.48m x 2.54m) Panelled bath with shower over, pedestal wash hand basin, low level WC, built in cupboard, PVC double-glazed window



### OUTSIDE

Small garden area to the front and enclosed yard to the rear



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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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