



PROCTORS

ESTATE AGENTS

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1 Clifton Street, Darwen

£85,000

Attention cash investors! This traditional stone faced end terrace house is in need of TLC! The property has three bedrooms and a three-piece bathroom with shower, the ground floor has a vestibule, two reception rooms and a kitchen. Benefits from PVC double-glazed windows and gas central heating. The property is in need of 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 on A666 Blackburn Road and within walking distance to Sunnyside Woods. The realistic asking price is reflective of the renovation needed.



1 Clifton Street, Darwen

LOCATION

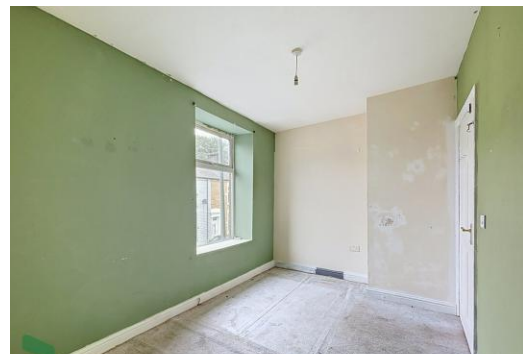
From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and proceed through to Hollins Grove. Turn right into Pitville Street. The property is facing, it's the first property on Clifton Street.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE



LIVING ROOM

13' 9" x 13' 6" (4.19m x 4.11m) Measurements into recess. PVC double-glazed window, radiator, meter cupboard



SITTING ROOM/DINING ROOM

16' 13" x 10' 45" (5.21m x 4.19m) PVC double-glazed window, radiator, under stairs storage cupboard with shelving



SEPARATE KITCHEN

10' 67" x 6' 8" (4.75m x 2.03m) Fitted basic wall and floor units, stainless steel single drainer sink unit, four ring gas hob, built in under oven, extractor hood, wall mounted gas fired central heating boiler unit, radiator, PVC double-glazed window



FIRST FLOOR

Landing, built in cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Approx £1.50 per annum
Band A
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 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.

1 Clifton Street, Darwen

BEDROOM 1

13' 5" x 10' 44" (4.09m x 4.17m) PVC double-glazed window, radiator

BEDROOM 2

11' 82" x 8' 27" (5.44m x 3.12m) PVC double-glazed window, radiator

BEDROOM 3

9' 81" x 6' 86" (4.8m x 4.01m) PVC double-glazed window, radiator

BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator

OUTSIDE

Enclosed 'L' shaped yard to rear

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. The rooms in this property are not symmetrical, therefore the measurements are a rough guide.

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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