



PROCTORS

ESTATE AGENTS

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2 Midville Place, Darwen

Offers over £120,000 Chain Free!

This garden fronted mid terrace house must be viewed to fully appreciate the size of accommodation and outside space on offer including a GARAGE!. Briefly comprises; vestibule, lounge, fitted kitchen, first floor two double bedrooms and a bathroom with shower. Benefits from PVC double-glazed windows and gas central heating. In our opinion it is an ideal purchase for prospective buyers looking for house with spacious accommodation, gardens, DOUBLE GARAGE and easy access to town, bus and railway links. 'The price reflects the need of some finishing touches, viewing is recommended at this 'realistic asking price'.

LOCATION

From our Darwen town centre office leave on Duckworth and turn first left onto Union Street, Midville Place is at the far end set back from the road.



2 Midville Place, Darwen

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC double-glazed window, meter cupboard, half glazed door through to;

LIVING ROOM

12' 7" x 11' 8" (3.84m x 3.56m) Measurements into recess. Feature fireplace, radiator

KITCHEN

11' 10" x 11' 6" (3.61m x 3.51m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit, stainless steel 5 ring gas hob, built in double oven, PVC double-glazed window, door to rear yard

FIRST FLOOR

Landing

BEDROOM 1

13' 3" x 12' 9" (4.04m x 3.89m) PVC double-glazed window, fireplace, radiator

BEDROOM 2

11' 11" x 11' 2" (3.63m x 3.4m) PVC double-glazed window, radiator, built in storage

BATHROOM

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

OUTSIDE

To the front there is a small garden area to the front with an additional garden opposite. To the rear there is a traditional yard along with;

DOUBLE GARAGE



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

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 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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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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