



# PROCTORS

ESTATE AGENTS

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## 38 Olive Lane, Darwen

£95,000

A stone faced mid terraced house situated in this residential area close to local amenities. Accommodation briefly comprises; entrance vestibule, living room, separate fitted dining kitchen, first floor, two bedrooms, a three-piece bathroom and an additional room that would be ideal as a walk in wardrobe/home office. Benefits from gas central heating, PVC double-glazed windows and new décor throughout. Externally there is an enclosed yard to the rear.

### LOCATION

From Darwen town centre on Railway Road, continue under the railway bridge onto Atlas Road at the top turn left into Olive Lane, continue ahead and the property is on the left hand side.



38 Olive Lane, Darwen

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.20 p.a. assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ENTRANCE VESTIBULE

Dado rail, door through to;

LIVING ROOM

13' 3" x 13' 4" (4.04m x 4.06m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard, meter cupboard.

KITCHEN/DINER

11' 1" x 13' 8" (3.38m x 4.17m) Fitted wall and floor units, stainless steel single drainer sink unit, tiled splash backs, wall mounted gas fired central heating boiler unit, under stairs storage cupboard, PVC double-glazed window, exterior door to rear yard

FIRST FLOOR

Landing

BEDROOM 1

9' x 13' 3" (2.74m x 4.04m) PVC double-glazed window, radiator

ADDITIONAL ROOM

7' 2" x 5' 9" (2.18m x 1.75m) Two steps from the landing. Could be used as a walk in wardrobe, home office or nursery

BEDROOM 2

11' 1" x 6' 9" (3.38m x 2.06m) PVC double-glazed window (overlooks the playground and views towards Darwen Tower), radiator

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, PVC double-glazed window

OUTSIDE

Enclosed yard to the 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.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1.20pa  
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.

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