



PROCTORS

ESTATE AGENTS

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261 Blackburn Road, Lynwood, Darwen

Reduced to £125,000 Chain Free!

A large mid terraced house, conveniently situated with all amenities on A666 Blackburn Road. The property has a spacious lounge, spacious dining room, fitted kitchen, large landing with storage, 3 large bedrooms and a three piece bathroom suite. It has gas central heating and PVC double glazed windows. Primary and secondary schools are on hand and it is within half a mile of j4. M65.

TENURE

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



261 Blackburn Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and the property is located on the right hand side before the turning for crown paints.

ACCOMMODATION

ENTRANCE VESTIBULE

Meter cupboard, door into..

LIVING ROOM

13' 9" x 11' 9" (4.2m x 3.6m) PVC double-glazed window, radiator, new carpet flooring

DINING ROOM

14' 5" x 12' 9" (4.4m x 3.9m) PVC double-glazed window, radiator, carpet flooring

KITCHEN

13' 5" x 8' 2" (4.1m x 2.5m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door

LANDING

Storage cupboard, carpet flooring

BEDROOM 1

12' 9" x 10' 9" (3.9m x 3.3m) PVC double-glazed window, radiator

BEDROOM 2

11' 9" x 9' 6" (3.6m x 2.9m) PVC double-glazed window, radiator, carpet flooring

BEDROOM 3

12' 9" x 7' 2" (3.9m x 2.2m) PVC double-glazed window, radiator, carpet flooring

BATHROOM

13' 9" x 6' 10" (4.2m x 2.1m) Panelled bath, pedestal wash hand basin, low level WC, Storage cupboard

OUTSIDE

Rear yard & shed



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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.



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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