



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



**170 Harwood Street, Sunnyhurst, Darwen**

**Offers Over £110,000**

Situated on this popular residential street this garden fronted mid terrace house offers deceptively spacious accommodation. Briefly comprises entrance vestibule, hall, sitting room, living room with PVC double-glazed double doors to rear yard and separate fitted kitchen with built in appliances. The first floor has two double bedrooms and a three-piece bathroom with shower. Benefits from gas central heating and PVC double-glazed windows. Externally there is small garden to the front and an 'L' shaped enclosed yard to the rear. In our opinion the property is offered at a realistic asking price to reflect the need for general improvement work. It is within walking distance to Avondale, Sunnyhurst Woods, moorland walks and town centre amenities. Viewing is strongly recommended at this realistic asking price!



# 170 Harwood Street, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road, left onto Harwood Street and the property is on the right hand side

## TENURE

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

## ACCOMMODATION

### ENTRANCE VESTIBULE

Original coning to ceiling, half glazed door through to;

### HALLWAY

Original coving to ceiling, radiator

### SITTING ROOM

12' 3" x 10' (3.73m x 3.05m) Measure meant into recess. PVC double-glazed window, radiator, fireplace with electric fire, picture rail, original coving to ceiling

### LIVING ROOM

14' x 13' 6" (4.27m x 4.11m) Measurements into recess. PVC double-glazed double doors (to rear yard), under stairs storage cupboard, electric fire, radiator, wall light

### KITCHEN

9' 5" x 7' 2" (2.87m x 2.18m) Fitted wall and floor units including drawers, sink, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, tiled splash-backs, wall mounted gas fired central heating boiler unit, plumbed for automatic washing machine, tiled splash-backs, radiator, PVC double-glazed window

### FIRST FLOOR

Landing

### BEDROOM 1

13' 11" x 12' 3" (4.24m x 3.73m) Measurements into recess. PVC double-glazed window, radiator, cast iron fireplace, tiled hearth, picture rail



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2  
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 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.

## 170 Harwood Street, Darwen

### FAMILY BATHROOM

Panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window

### BEDROOM 2

13' 8" x 7' 10" (4.17m x 2.39m) Measurements up to built in wardrobe, PVC double-glazed window

### 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.

### 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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