



# PROCTORS

ESTATE AGENTS

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## 15 Scholes Street, Darwen

Offers Over £99,950

ATTENTION LANDLORDS, TENANT IN SITU!! A mid terrace property situated in the residential locality of Sunnyhurst. Spacious accommodation comprises of: entrance vestibule, two large reception rooms and a separate fitted kitchen, first floor, two double bedrooms and a three-piece bathroom with shower. Situated in this convenient location with all local amenities and primary school close at hand. The property is being sold with a longstanding tenant, currently pays £700 p.c.m



# 15 Scholes Street, Darwen

## LOCATION

From Darwen town, follow the one way A666 onto borough road and bear right onto Wood Street, turn left onto Vale Street then right onto Harwood Street, then take the 2nd left onto Scholes Street the property is located at the top on the left hand side.

## TENURE

The vendor is unsure of the tenure. Gov.uk states that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

## ENTRANCE VESTIBULE

## LIVING ROOM

11' x 13' (3.35m x 3.96m) Radiator, exposed brick fire place, laminate flooring, UPVC window

## DINING ROOM/SITTING ROOM

13' 09" x 10' 11" (4.19m x 3.33m) Radiator, UPVC window, carpet flooring, under stairs storage

## KITCHEN

9' 09" x 7' 06" (2.97m x 2.29m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four ring gas hob, built in oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door

## LANDING

Loft access, the loft is fully boarded with a pull down ladder



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	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.

## 15 Scholes Street, Darwen

### BEDROOM 1

13' 08" x 13' 02" (4.17m x 4.01m) PVC double-glazed window, radiator, carpet flooring

### BEDROOM 2

10' x 7' (3.05m x 2.13m) PVC double-glazed window, radiator, storage cupboard, carpet flooring

### BATHROOM

7' 06" x 6' (2.29m x 1.83m) Panelled bath with shower over, pedestal wash hand basin, low level WC, PVC double-glazed window

### OUTSIDE

Paved rear yard

### 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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