



PROCTORS

ESTATE AGENTS

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19 Melrose Street, Darwen

Offers Over £145,000 Chain Free!

Viewing this three-bedroom property to essential to appreciate the immaculate living accommodation on offer. Briefly comprises: Entrance vestibule, hallway, attractive living room, dining room/living room, separate fully fitted kitchen with high-gloss units and built in appliances. On the first floor there are three bedrooms and a family bathroom with shower. Benefits from gas central heating (the boiler was new August 2024 and has over 10 years warranty) and PVC double-glazed windows. Externally there is a small front garden with wrought iron railings and gate and to the rear there is an enclosed yard (the rear elevation of the house has recently been rendered). It is pleasantly situated on this quiet Street with more than average parking spots! Also close to Avondale, Sunnyhurst Woods, moorland trails and within walking distance to all town centre amenities, it also convenient for motorway network.



19 Melrose Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, turn left onto Vale Street, turn right into Edensor Terrace, turn left onto Melrose Street and the property is on the left-hand side

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease, approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, part tiled walls, glazed door to:

HALLWAY

Radiator

LIVING ROOM

12' 1" x 10' 10" (3.68m x 3.3m) Measurements into recess. PVC double-glazed window, radiator, picture rail with feature coving and ceiling, stone hearth

DINING ROOM/SITTING ROOM

13' 9" x 12' 6" (4.19m x 3.81m) Measurements into chimney breast, two wall lights, picture rail with feature coving and ceiling, PVC double-glazed window, radiator, understairs storage cupboard

FULLY FITTED KITCHEN

8' 7" x 7' 0" (2.62m x 2.13m) High gloss wall and floor units including drawers, four-ring gas hob, built in under oven, extractor, stainless steel one and a half bowl single drainer sink unit, tiled splash-backs, radiator, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

13' 9" x 12' 12" (4.19m x 3.96m) Measurements into chimney breast, PVC double-glazed window, radiator

BEDROOM 2

8' 10" x 6' 7" (2.69m x 2.01m) Maximum measurements into recess. Minimum measurements are 5'7" (1.7m), PVC double-glazed window, radiator, laminate flooring



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Leasehold

£2

Band A

Blackburn with Darwen Borough Council

C

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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BEDROOM 3

8' 1" x 7' 1" (2.46m x 2.16m) PVC double-glazed window, radiator, laminate flooring, built in cupboard

THREE PIECE BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, low-level W.C., tiled splash backs, dado rail, extractor, radiator



OUTSIDE

Small garden area to the front and enclosed paved yard to rear with outside water tap



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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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