



PROCTORS

ESTATE AGENTS

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106 Watery Lane, Darwen

Offers over £165,000

We strongly recommend internal inspection to fully appreciate this well-presented garden fronted mid terraced house, enjoying a convenient location in this much sought after residential area of Whitehall. In our opinion it offers stylish living accommodation throughout, briefly comprising; entrance vestibule, sitting room with original feature stone fireplace, living room/dining room open through to a fitted kitchen with high-gloss units and built in appliances, first floor, two bedrooms and a spacious four-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. This property is convenient for local amenities including pre-school nurseries, Primary Schools, and Whitehall Park.



106 Watery Lane, Darwen

LOCATION

From Darwen town centre on Bolton Road, turn left into Watery Lane (across from Whitehall Park entrance gates), the property is on the right hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, leaded glazed door through to;

SITTING ROOM

14' 6" x 12' 5" (4.42m x 3.78m) Measurements into recess. PVC double-glazed window, original feature stone fireplace with brick inset, radiator, laminate flooring.

LIVING ROOM/DINING ROOM

13' 9" x 13' 3" (4.19m x 4.04m) PVC double-glazed window, laminate flooring, radiator, under stairs storage cupboard, open plan through to;

FITTED KITCHEN

8' 8" x 6' 92" (2.64m x 4.17m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, extractor hood, integrated washing machine, PVC double-glazed window, PVC exterior door.

FIRST FLOOR

Landing.

BEDROOM 1

14' 3" x 12' 65" (4.34m x 5.31m) PVC double-glazed window (not overlooked), radiator, built in cupboard, loft hatch.

BEDROOM 2

10' 83" x 9' 92" (5.16m x 5.08m) PVC double-glazed window, radiator.

INNER CORRIDOR

Radiator.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Approximately £1.50 per annum
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.

FOUR-PIECE BATHROOM

8' 43" x 7' 59" (3.53m x 3.63m) Glazed and tiled corner shower enclosure, free standing bath with mixer tap and shower attachment, combination unit with wash hand basin, storage and low level WC, heated towel rail, tiled splash-backs, tiled floor, spotlighting, extractor fan, PVC double-glazed window.

OUTSIDE

Steps at the front to the front door and a small garden area. To the rear there is an 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.

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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