



PROCTORS

ESTATE AGENTS

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12 Knowlesly Road, Whitehall, Darwen

Offers Over £155,000

An immaculate garden fronted inner terrace house situated on this popular road at Whitehall, close to the park and within easy reach of local amenities including St. Barnabas Primary School. The property has been modernised to high standards throughout and has two reception rooms, a fully fitted kitchen, two double bedrooms (one with dressing area) and a modern three-piece shower room. It is decorated in a contemporary style throughout. Gas central heating and PVC double-glazing are both installed. Viewing is highly recommended.

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, turn left into Knowlesly Road and the property is on the left hand side.



12 Knowlesly Road, Whitehall, Darwen

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator.

SITTING ROOM

11' 2" x 11' 0" (3.4m x 3.35m) PVC double-glazed window, radiator.

LIVING ROOM

15' 0" x 14' 9" (4.57m x 4.5m) PVC double-glazed French doors, spot-lighting, radiator, understairs storage cupboard, open through to;

FULLY FITTED KITCHEN

9' 10" x 7' 2" (3m x 2.18m) Wall and floor units drawers, built in oven, hob, extractor, single drainer sink unit, PVC double-glazed window.

FIRST FLOOR

Landing

BEDROOM 1

14' 9" x 11' 1" (4.5m x 3.38m) (measurements are overall) PVC double-glazed window, radiator, separate dressing area.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Nominal amount
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 2

12' 6" x 8' 0" (3.81m x 2.44m) PVC double-glazed window, radiator, storage cupboard.

THREE-PIECE SHOWER ROOM

Walk in shower, wash hand basin, W.C, PVC double-glazed window, tiled splashbacks, radiator.

OUTSIDE

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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