PROCTORS
ESTATE AGENTS

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13 Barley Bank Street, Darwen

£180,000

Situated within walking distance of the town centre and the beautiful Sunnyhurst Woods, this attractive traditional stone-faced, garden fronted mid terraced home offers a wonderful blend of period charm and tasteful modern touches. In our opinion the accommodation offers family sized living accommodation as it is arranged over three floors. Briefly comprises; Entrance vestibule, hallway, sitting room with feature fireplace, dining room/living room with an enhanced original built in cupboard, a separate fully fitted kitchen with integrated appliances and open through to a utility area with integrated fridge-freezer and fitted units, first floor, three bedrooms (one is currently used as an office) and a stylish three-piece bathroom with shower. The second floor is accessed via the first-floor landing via a carpeted staircase and offers a spacious fourth bedroom with the addition of windows allowing lots of natural daylight. The current owner has lovingly enhanced and highlighted many of the homes original features, creating a character yet stylish living space throughout. Viewing is essential.

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LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn into Harwood Street, turn right into Barley Bank Street and the property is on the right-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, original coving to ceiling, half glazed door through to;

HALLWAY

Original coving to ceiling, feature wall panelling, radiator with cover

SITTING ROOM

12' 15" x 10' 72" (4.04m x 4.88m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace with living flame gas fire, picture rail, original coving to ceiling

DINING ROOM/LIVING ROOM

14' 57" x 14' 04" (5.72m x 4.37m) Original built in cupboards with glass shelving and lighting, feature wall panelling, gas stove effect fire, wood mantel, laminate flooring

SEPARATE FULLY FITTED KITCHEN

9' 47" x 7' 41" (3.94m x 3.18m) Fitted wall and floor units including drawers, stainless steel four ring gas hob, built in under oven, extractor hood, stainless steel single drainer sink unit with mixer tap, concealed gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door (to rear yard), open through to;

Tenure	Leasehold
Ground Rent	£2
Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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UTILITY
5' 8" x 3' 9" (1.73m x 1.14m) Measurements up to wall-to-wall floor-to ceiling fitted cupboards with integrated fridge-freezer, space, plumbed and power for automatic washing machine and tumble dryer, PVC double-glazed window, radiator

FIRST FLOOR
Landing, wall panelling, staircase to 2nd floor

BEDROOM 1
14' 2" x 9' 6" (4.32m x 2.9m) Maximum measurements. PVC double-glazed window, radiator, spotlighting

BEDROOM 2
10' 77" x 7' 32" (5m x 2.95m) PVC double-glazed window, radiator with cover

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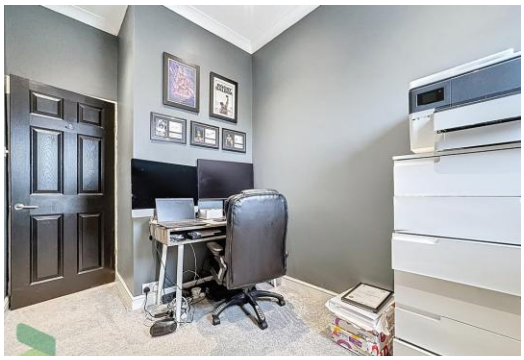

BEDROOM 3 (CURRENTLY USED AS A HOME OFFICE)

11' x 7' 02" (3.35m x 2.18m) PVC double-glazed window, radiator, spotlighting

FAMILY BATHROOM

Panelled bath with shower, shower attachment, mixer tap and screen, vanity wash hand basin with storage, low level W.C, heated towel rail, acrylic panelling, spotlights, extractor fan

SECOND FLOOR BEDROOM 4

13' 6" x 12' 55" (4.11m x 5.05m) Double-glazed roof window, double-glazed window, eaves access (part boarded for storage)

OUTSIDE

Small garden area to the front and to the rear there is an "L" shaped enclosed 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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