



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



13 Joseph Street, Darwen

Offers Over £115,000

Internal inspection is recommended to fully appreciate this stone-faced mid terrace property situated on this established cul de sac street. In our opinion the house offers 'ready to move into' accommodation. Briefly comprises; entrance vestibule, sitting room with feature recessed ceiling, living room/dining room, a fully fitted kitchen and a three-piece shower room. On the first floor there are two double bedrooms, one has a three-piece en suite shower room. Benefits from PVC double-glazed windows and gas central heating. The interior decor presents a modern theme throughout. To the rear there is a small enclosed yard along with a useful outhouse that was previously used as a garage. All amenities are close by in the town centre including bus and railway stations. In our opinion the property would be ideal as a first time buy or rental investment. Viewing is highly recommended!



13 Joseph Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and go straight across into South Street. Turn right onto Entwistle Street, second left into Joseph Street and the property is on the left hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door with double-glazed units, tiled floor, oak interior door through to;

SITTING ROOM

14' 7" x 12' 8" (4.44m x 3.86m) Measurements into recess. PVC double-glazed window, radiator, feature recessed ceiling, power points in place for a wall mounted television, meter cupboards

DINING ROOM/LIVING ROOM

13' 1" x 13' (3.99m x 3.96m) PVC double-glazed window, spindled balustrade with open tread staircase to first floor

FITTED KITCHEN

11' 3" x 6' 6" (3.43m x 1.98m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, stainless steel extractor hood, integrated microwave, built in double oven, tiled splash-backs, PVC double-glazed window, PVC exterior door (to rear yard), interior door through to;



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

13 Joseph Street, Darwen

SHOWER ROOM

Combination unit with vanity wash hand basin, low level WC, cupboards and drawers, shower, fully tiled walls, tiled floor, PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

14' 6" x 12' 8" (4.42m x 3.86m) Measurements into recess. PVC double-glazed window, radiator, free standing wardrobes, feature wall paneling on one wall, access through to;

EN SUITE SHOWER ROOM

Shower enclosure, wash hand basin, low level WC

BEDROOM 2

11' 2" x 8' 6" (3.4m x 2.59m) PVC double-glazed window, radiator, recessed storage area, built in cupboard houses gas fired central heating boiler unit

OUTSIDE

Small yard area to the rear with useful outhouse

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

13 Joseph Street, Darwen

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

%epcGraph_c_1_198%