



PROCTORS

ESTATE AGENTS

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29 Clifton Street, Darwen

Offers Over £110,000 Chain Free!

We strongly recommend internal inspection to fully appreciate this deceptively spacious garden fronted mid terraced house, situated in this established residential area with convenient access to all amenities on A666 Blackburn Road and M65 J.4. On the first floor there was originally three bedrooms, it now has two doubles (one with a feature media wall and a built-in bed base) and a walk large storeroom ideal as a walk in wardrobe along with a three-piece family bathroom with shower. The ground floor offers an entrance hallway, two impressive reception rooms (one with a wood burner) and a separate fully fitted kitchen. Benefits from gas central heating, PVC double-glazed windows, oak interior doors, original features and a roof overhaul in 2025. In our opinion provides 'ready to move into accommodation'. Outside there is a small garden area to the front and an enclosed 'L' shaped yard to the rear. Viewing is essential!



29 Clifton Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and proceed through to Hollins Grove. Turn right into Pitville Street. Turn left into Clifton Street and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease, £1.79 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALLWAY

Composite front door, wood effect flooring, meter cupboard, spotlighting to ceiling

SITTING ROOM

12' 13" x 10' 12" (3.99m x 3.35m) Measurements into recess. PVC double-glazed window, radiator, stone inset with stone hearth and wood burning stove (serviced annually), wood effect flooring, original coving to ceiling, picture rail

LIVING/DINING ROOM

15' 14" x 13' 76" (4.93m x 5.89m) PVC double-glazed window, radiator, spotlighting to ceiling, under stairs storage cupboard

SEPARATE FULLY FITTED KITCHEN

10' 83" x 6' 78" (5.16m x 3.81m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas cooker, extractor hood, plumbed for automatic washing machine, tiled splash-backs, radiator, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, spotlighting

BEDROOM 1

13' 85" x 12' 06" (6.12m x 3.81m) Measurements into recess. PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

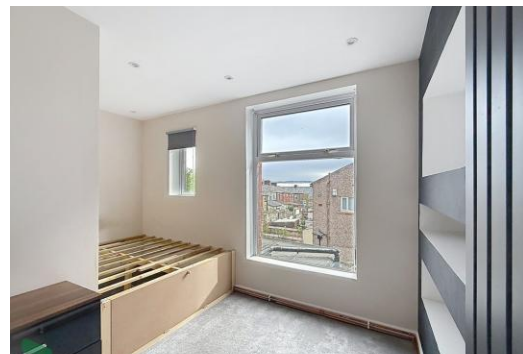
Leasehold
£1.79 per annum
Band A
Blackburn with Darwen Borough Council
TBC

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.

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BEDROOM 2

15' 8" x 9' 8" (4.78m x 2.95m) Measurements into feature media wall with leather effect wall covering, built in bed base, two PVC double-glazed windows, radiator



THREE PIECE BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls



OUTSIDE

To the front there is a small garden area with astroturf and to the rear there is an 'L' shaped enclosed yard to the rear



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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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