



PROCTORS

ESTATE AGENTS

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20 Green Street East, Darwen

£130,000

We strongly recommend internal inspection to fully appreciate this immaculately presented mid terrace house, it is within easy reach of the railway station and all town centre amenities. It has undergone an extensive improvement programme and in our opinion would be an ideal starter home or rental investment. The 'ready to walk into' accommodation only awaits the buyers choice of flooring. Briefly comprises: living room with feature media wall with shelving and lighting, a newly fitted dining kitchen with shaker style units and built in appliances along with a useful basement. The first floor provides a large main bedroom with double-glazed sash window, a second single size bedroom and a new stylish three-piece bathroom with shower. Benefits from Gas central heating (boiler new), double-glazed sash and PVC double-glazed windows. outside there is an enclosed yard to the rear and residents permit parking to the front.



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ACCOMMODATION

LIVING ROOM

15' x 12' 3" (4.57m x 3.73m) Double-glazed sash window, radiator, feature media wall with shelving and recessed lighting



KITCHEN

12' 5" x 10' 9" (3.78m x 3.28m) Fitted shaker style wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, built in oven, concealed gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door



BASEMENT

15' x 10' 9" (4.57m x 3.28m) Stone flagged floor, lights



FIRST FLOOR

Landing, window, spindled balustrade, loft access

BEDROOM 1

15' 7" x 11' 8" (4.75m x 3.56m) Double-glazed sash window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
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

9' 7" x 6' 8" (2.92m x 2.03m) PVC double-glazed window, radiator

BATHROOM

8' 9" x 5' 6" (2.67m x 1.68m) 'L' shaped panelled bath with shower, shower attachment and screen over, vanity wash hand basin with waterfall mixer tap and storage below, low level WC, heated towel rail, spotlighting

OUTSIDE

Enclosed yard to rear (the neighboring property has right of access to carry bins out to alley)

LOCATION

From Darwen town centre leave on Duckworth Street, turn left onto Union Street, follow the road round onto Railway Road and go straight across onto South Street, turn right into Entwistle Street, right into Green Street East and the property is on the left-hand side.

TENURE

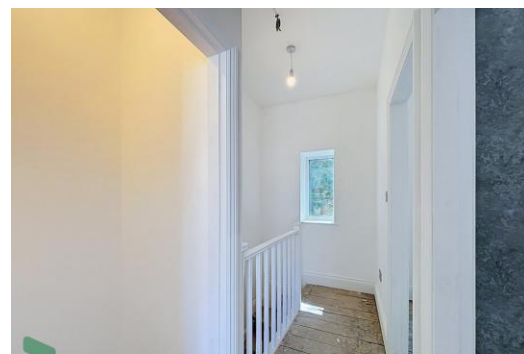
We are advised by the vendor that the property is Leasehold, assumed 999 year lease, approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

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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