



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)  
Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)



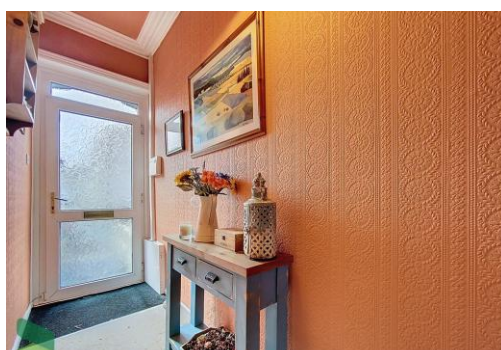
**7 Cyprus Street, Whitehall, Darwen**

**£134,950, Chain Free!**

This well maintained, stone faced garden fronted mid terrace situated in this sought after locality of Whitehall on the 'Bolton side of town'. The accommodation comprises; entrance hallway, sitting room, dining/living room, useful lean to, separate fitted kitchen first floor, two bedrooms and a three-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Outside there is a small garden to the front and an enclosed paved yard to the rear. Viewing is recommended at this realistic asking price!

## LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Cyprus Street and the property is on the right-hand side.





7 Cyprus Street, Darwen

TENURE

We are advised by the vendor that the property is Leasehold , £8.14 p.a assumed 999 year lease. Any prospective buyer should seek clarification from their solicitor.

ACCOMMODATION

HALLWAY

PVC front door with double-glazed units, original coving to ceiling, meter cupboard. PVC door through to;

SITTING ROOM

14' x 10' 3" (4.27m x 3.12m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, living flame gas fire

LIVING ROOM/DINING ROOM

14' 3" (4.34m Measurements into recess. tiled floor, glazed double doors to;

LEAN TO

9' 4" x 5' 9" (2.84m x 1.75m) PVC roof, feature exposed natural stone wall, PVC exterior door

SEPARATE FITTED KITCHEN

11' x 7' 3" (3.35m x 2.21m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, stainless steel splash-back, tiled splash-backs, tiled floor, radiator, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, loft hatch

BEDROOM 1

14' 3" x 13' 9" (4.34m x 4.19m) Measurements into recess. PVC double-glazed window (pleasant outlooks), built in cupboard, radiator

BEDROOM 2

11' x 7' 1" (3.35m x 2.16m) PVC double-glazed window, radiator, wall mounted gas fired central heating boiler unit

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, PVC double-glazed window

OUTSIDE

Small garden area to the front and an enclosed paved yard to the rear



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£8.14 p.a.  
Band A  
Blackburn with Darwen Borough Council  
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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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.

