



# PROCTORS

ESTATE AGENTS

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## 3-4 Entwistle Street, Darwen

**Offers In Region Of £130,000 Chain Free!**

This double fronted stone-faced mid terrace house is conveniently situated close to all town centre amenities along with easy access to the railway station, bus station and all town centre amenities. As this property started life as a shop and was converted to a residential house many years ago, it now provides very generous size living accommodation. Briefly comprises; sitting room, living room/dining room, recently fitted kitchen, the first floor has three good-size bedrooms and a spacious bathroom. Benefits from PVC double-glazed windows and gas central heating. Viewing recommended for growing families!



# 3-4 Entwistle 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 first right into Entwistle Street and the property is on the left-hand side.

## TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### LIVING ROOM

14' 4" x 14' (4.37m x 4.27m) Two PVC double-glazed windows, radiator, new carpet

### SITTING ROOM/DINING ROOM

14' 9" x 13' 8" (4.5m x 4.17m) PVC double-glazed window, radiator, under stairs storage, new carpet

### SEPARATE KITCHEN

14' 8" x 8' 6" (4.47m x 2.59m) Fitted wall and floor units including stainless steel single drainer sink unit, gas point for cooker, plumbed for automatic washing machine, two PVC double-glazed windows, door through to;



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
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 and 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.

## 3-4 Entwistle Street, Darwen

### BOOT ROOM

8' x 6' 5" (2.44m x 1.96m) PVC double-glazed window, radiator, gas fired central heating boiler unit, door to rear yard



### FIRST FLOOR

Landing

### BEDROOM 1

14' 6" x 14' 2" (4.42m x 4.32m) Two PVC double-glazed windows, radiator



### BEDROOM 2

11' 9" x 6' 7" (3.58m x 2.01m) PVC double-glazed window, radiator



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### BEDROOM 3

9' 5" x 8' (2.87m x 2.44m) PVC double-glazed window (nice view of Darwen Tower), radiator



### SPACIOUS BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, PVC double-glazed window



### OUTSIDE

Enclosed yard to the 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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