



# PROCTORS

ESTATE AGENTS

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



## 6 Cobden Street, Bold Venture, Darwen

£114,000

This stone faced mid terraced house is situated in the popular Bold Venture area with park, town centre within easy reach and rail links to Manchester. Briefly comprises: vestibule, living room with feature fireplace, fitted kitchen with large breakfast island, first floor, two bedrooms and a three-piece bathroom with shower. Externally there is a enclosed yard to the rear with decking and a useful store. The property benefits from gas central heating and PVC double-glazed windows. In our opinion the property would be ideal as a first time purchase or as a rental investment. Viewing is recommended.



## 6 Cobden Street, Bold Venture, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road A666 turning right onto Radford Street, turn right again onto Chapel Street. Turn left onto Cobden Street and the property is on the right hand side.

### TENURE

The vendor is unsure of the tenure. Gov.uk states that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, half glazed door through to;

#### LIVING ROOM

12' 9" x 12' 9" (3.89m x 3.89m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, electric fire, laminate flooring, meter cupboard

#### FITTED BREAKFAST KITCHEN

12' 8" x 10' 3" (3.86m x 3.12m) Fitted wall and floor units including drawers, large breakfast bar, single drainer one and a half bowl sink unit with mixer tap, five ring gas hob, built in double oven, stainless steel and glass extractor hood, plumbed for automatic washing machine, shelving, under stairs storage, wall mounted gas fired central heating boiler unit, PVC double-glazed window, exterior door

#### FIRST FLOOR

Landing, loft hatch

#### BEDROOM 1

13' 10" x 13' (4.22m x 3.96m) PVC double-glazed window, laminate flooring, radiator, built-in wardrobe

#### BEDROOM 2

8' 2" x 7' 3" (2.49m x 2.21m) PVC double-glazed window, radiator

#### BATHROOM

Panelled bath with shower and shower attachment over, pedestal wash hand basin, low level WC, part tiled walls, built in cupboard, PVC double-glazed window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
n/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 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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### OUTSIDE

Enclosed rear yard with decking and a store



### 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.

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