



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



5 Greenthorne Terrace, Darwen

£169,950

Set within an exclusive row of just three terraced homes, this charming property enjoys a private set-back position with an enviable outlook. Built in 1864, the house retains attractive period features. Offering spacious living accommodation arranged over two floors, briefly comprises; entrance vestibule, sitting room, dining/living room, fitted dining kitchen, first floor, two bedrooms and a three-piece family bathroom with shower. Benefits from PVC double-glazed windows (most have attractive aspects) and gas central heating. The front garden borders open filed, while also enjoying views towards the beautiful Bold Venture Park, creating a peaceful scenic setting. It is conveniently located within walking distance to the town centre, it offers a perfect balance of tranquility and accessibility.



5 Greenthorne Terrace, Darwen

LOCATION

From Darwen town centre leave on Borough Road, continue to the junction just past the park gates and turn left onto Belgrave Road turn left into Buff Street and the property is gated access on the left hand side (it is one of three).

TENURE

GOV.UK states that the property is Leasehold and Freehold. Prospective buyers should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Mosaic tiled floor, original coving to ceiling, half glazed door through to;

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

13' 5" x 10' 02" (4.09m x 3.1m) Measurements into recess. PVC double-glazed window (pleasant outlooks), radiator, stone built fireplace continuing into television shelf, feature inset shelving, original coving to ceiling

DINING ROOM

13' 5" x 10' 23" (4.09m x 3.63m) PVC double-glazed window, radiator, wall lights, gas fire (back boiler)

FITTED DINING KITCHEN

20' 15" x 7' 94" (6.48m x 4.52m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, extractor, built in double ovens, plumbed for automatic washing machine, space and power point for fridge-freezer, loft hatch, PVC double-glazed window, PVC exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

gov.uk states Leasehold & Freehold

Band A
Blackburn with Darwen Borough Council
E

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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FIRST FLOOR

Staircase with 'Lincrusta' panels, loft access vis drop-down ladder (part boarded and skylight)

BEDROOM 1

13' 5" x 13' 5" (4.09m x 4.09m) PVC double-glazed window (pleasant outlook), radiator, fitted floor to ceiling wardrobes (6 doors), built in cupboard



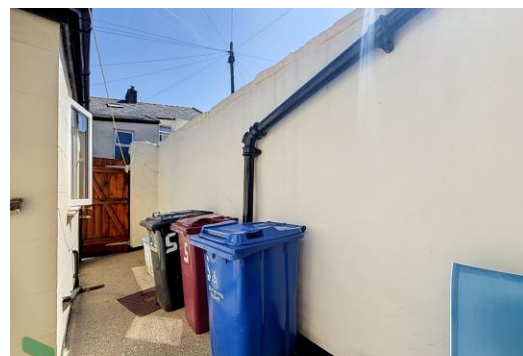
FAMILY BATHROOM

Panelled bath with shower over, vanity wash hand basin with cupboard below, low level WC, heated towel rail, PVC double-glazed window



BEDROOM 2

10' 56" x 8' 35" (4.47m x 3.33m) PVC double-glazed window, radiator, built in cupboards with drawers below



OUTSIDE

To the front there is gated access, a beautiful and privately enclosed front garden with seating area and established plants and shrubs (it has views towards open land and Bold Venture Park). To the rear there is a enclosed yard.

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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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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