



PROCTORS

ESTATE AGENTS

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70 Harwood Street, Darwen

Offers Over £125,000

Situated on an established residential street this garden fronted mid terrace house offers deceptively spacious accommodation. Briefly comprises entrance vestibule, living room and separate fitted dining kitchen. The first floor has two good size bedrooms and a three-piece bathroom with shower. Benefits from gas central heating (boiler approx. 2 years old) Hive heating installed, PVC double-glazed windows and a new roof 2020. Externally there is an enclosed yard to the rear. In our opinion the property would be ideal as a 'first time buy' or small family. It is situated walking distance to Sunnyside Woods, moorland walks and town centre amenities. Viewing is strongly recommended at this realistic asking price.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, half glazed door through to;



LIVING ROOM

13' 8" x 13' 6" (4.17m x 4.11m) Measurements into recess. PVC double-glazed window, radiator, impressive stone fireplace and hearth, wood flooring, meter cupboard, coving to ceiling



FITTED DINING KITCHEN

10' 56 x 10' (4.47m x 3.05m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, spotlighting, under stairs storage cupboard, PVC exterior door



FIRST FLOOR



BEDROOM 1

14' 6" x 13' 3" (4.42m x 4.04m) Measurements into recess. PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1
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 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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FAMILY BATHROOM

'P' shaped paneled bath with shower and mixer tap over, pedestal wash hand basin, low level WC, heated towel rail, part tiled elevations, PVC double-glazed window

BEDROOM 2

10' 09" x 7' 9" (3.28m x 2.36m) 10'9 minimum to 13'3 maximum. PVC double-glazed window, radiator, loft access via drop-down ladder (has a light and is pert boarded)

OUTSIDE

Small garden area to the front and enclosed yard to rear (there are 3 steps to the yard gate)

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street, continue ahead the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1 p.a. Assumed 999 year lease. 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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