



PROCTORS

ESTATE AGENTS

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



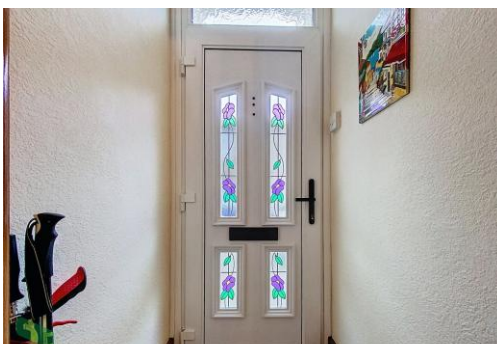
15 Snape Street, Darwen

Offers Over £95,000

An immaculately presented stone faced mid terrace, providing attractive living accommodation, which must be viewed to appreciate. Accommodation comprises; two bedrooms, a three-piece shower room, a lounge and excellent fitted dining kitchen. Gas central heating and PVC double-glazed windows are all installed. Local amenities are all nearby on Blackburn Road. Internal inspection is recommended at this realistic asking price.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street, left into Snape Street and the property is on the right hand side.



15 Snape Street, Darwen

TENURE

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

ACCOMMODATION

VESTIBULE

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

LIVING ROOM

13' 8" x 12' 8" (4.17m x 3.86m) Measurements into recess. PVC double-glazed window, brick arched fireplace, electric coal effect fire, shelving, radiator, meter cupboard, original coving to ceiling



FITTED DINING KITCHEN

13' 6" x 11' 6" (4.11m x 3.51m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, integrated fridge, integrated freezer, plumbed for automatic washing machine, tiled splash-backs, tiled floor, concealed gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door with double-glazed unit



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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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FIRST FLOOR

Landing, loft hatch



BEDROOM 1

13' 11" x 13' 7" (4.24m x 4.14m) Measurements into recess. PVC double-glazed window, radiator



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SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window, feature wood panelling to dado height, spotlighting to ceiling



BEDROOM 2

11' 7" x 6' 6" (3.53m x 1.98m) PVC double-glazed window, radiator, built in wardrobes (2 doors) with cupboards above, built in cupboard



OUTSIDE

Paved enclosed yard to rear with 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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