



PROCTORS

ESTATE AGENTS

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



42 Barley Bank Street, Darwen

Offers Over £155,000 Chain Free!

Viewing is a must to fully appreciate this immaculately presented, bay windowed, garden fronted traditional stone-faced mid terrace. In our opinion it offers spacious and 'ready to move into' living accommodation. Briefly comprises; entrance vestibule, open plan living and dining room with a feature central staircase and each with a feature fireplace and a separate fully fitted kitchen with built in appliances. The first floor has two good size bedrooms (one with a range of fitted furniture) and a bright and spacious bathroom with free-standing claw foot bath. Benefits include PVC double-glazed windows (all the front windows and the front door are new and have a FENSA certificate) and gas central heating. Externally there is a 'L' shaped enclosed yard to the rear with a useful store. Situated within walking distance to Avondale primary school, Sunnyhurst woods and moorland walks along with easy access to town amenities.



42 Barley Bank Street, Darwen

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn into Harwood Street, turn right into Barley Bank Street and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 pa., assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, tiled floor, original coving to ceiling, interior door through to;

OPEN PLAN LIVING ROOM AND DINING ROOM

LIVING ROOM

14' 58" x 14' 51" (5.74m x 5.56m) Measurements into PVC double-glazed bay window, feature fireplace with living flame gas fire, marble inset and hearth, original coving to ceiling, radiator, wall lights, central spindled balustrade staircase open plan through to;

DINING ROOM

16' 42" x 14' 47" (5.94m x 5.46m) PVC double-glazed double doors to rear yard, feature fireplace with living flame gas fire, marble inset and hearth, radiator, wall lights

SEPARATE FULLY FITTED KITCHEN

10' 09" x 8' 19" (3.28m x 2.92m) Fitted wall and floor units including stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel and glass extractor hood, plumbed for automatic washing machine, heated towel rail, tiled splash-backs, tiled floor, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, spindled balustrade, loft access via drop-down ladder (boarded and a light)

BEDROOM 1

14' 38" x 11' 5" (5.23m x 3.48m) Measurements into recess. PVC double-glazed window, radiator



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.

42 Barley Bank Street, Darwen

BEDROOM 2

9' 81" x 9' 38" (4.8m x 3.71m) PVC double-glazed window, radiator, a range of fitted furniture including bed with storage below



FAMILY BATHROOM

12' 79" x 4' 84" (5.66m x 3.35m) Measurements up to floor to ceiling fitted storage cupboard, claw foot bath with shower attachment, pedestal wash hand basin, low level WC, radiator, part tiled walls, PVC double-glazed window



OUTSIDE

Small garden area to the front and enclosed 'L' shaped yard to rear with store



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

42 Barley Bank Street, Darwen



Street View

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.

