



PROCTORS

ESTATE AGENTS

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10 Empress Street, Lower Darwen, Darwen

£120,000

A superbly modernised stone built mid terrace cottage in this sought after residential area close to the centre of Lower Darwen and within easy reach of the motorway network at J4 of M65. The very attractive living accommodation has been refurbished to the highest standards and has an open plan ground floor with lounge and fully fitted breakfast kitchen. There are two bedrooms and a three-piece shower room. It is tastefully decorated throughout in a neutral contemporary style. It has gas central heating & PVC double glazing. Viewing is strongly recommended.



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TENURE

ACCOMMODATION

LOUNGE

13' 10" x 12' 9" (4.22m x 3.89m) PVC double glazed window, beamed ceiling, spotlighting

STYLISH FULLY FITTED KITCHEN

13' 9" x 9' 5" (4.19m x 2.87m) Wall & floor units including drawers, stainless steel sink unit, built in oven, hob, extractor, 2 x PVC double glazed windows, breakfast bar, gas fired central heating boiler unit, laminate flooring

STAIRS TO FIRST FLOOR

BEDROOM ONE

13' 11" x 8' 11" (4.24m x 2.72m) PVC double glazed window, radiator

BEDROOM TWO

9' 5" x 8' 6" (2.87m x 2.59m) Radiator, PVC double glazed window

ATTRACTIVE THREE-PIECE BATHROOM

Panelled bath with shower & screen, wash basin, WC, radiator, fully tiled walls



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	TBC

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

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.

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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