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29 Dover Street, Lower Darwen, BB3 0QA

“Over Offers” £110,000

An end of terrace, stone built cottage, situated on this popular cobbled street, adjacent to the centre of Lower Darwen. The property has a side entrance via a porch and has a lounge, fully fitted dining kitchen, two double bedrooms and modern three-piece bathroom with shower. It has gas central heating and double glazing throughout. Externally, there are private garden areas to the side and rear. In our opinion, this is an ideal first-time buyers property.



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TENURE

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

ACCOMMODATION

ENTRANCE PORCH

LOUNGE

15' 5" x 13' 9" (4.7m x 4.19m) 2 x double glazed windows, beamed ceiling, open staircase with spindled balustrade, radiator, recessed fireplace

FULLY FITTED DINING KITCHEN

13' 9" x 7' 4" (4.19m x 2.24m) Wall & floor units including drawers, built in oven, hob, extractor, single drainer sink unit, gas fired central heating boiler unit, dishwasher, tiled flooring, radiator, spotlighting, cupboard understairs

STAIRS TO FIRST FLOOR

LANDING

Radiator, loft access

BEDROOM ONE

13' 9" x 7' 9" (4.19m x 2.36m) Radiator, PVC double glazed window

BEDROOM TWO

13' 10" x 7' 4" (4.22m x 2.24m) Radiator, double glazed window

THREE-PIECE BATHROOM

8' 2" x 7' 2" (2.49m x 2.18m) Plumbed bath with shower & screen, wash basin, WC, radiator, double glazed window, storage cupboard

OUTSIDE

Gardens to the side & rear



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 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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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.

