



PROCTORS

ESTATE AGENTS

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



383 Bolton Road, Darwen

**Offers over £80,000, Chain
free!**

Attention ONLY CASH BUYERS! This stone faced garden fronted mid terraced house offers deceptively spacious accommodation briefly comprises; entrance vestibule, hallway, two receptions rooms, scullery/kitchen, first floor, two bedrooms and a three-piece bathroom. Externally there is an enclosed yard to rear. It has amenities on hand, is within walking distance of the town centre and has easy access from A666 to Bolton and surrounding towns. It has suffered neglect and is in need of full renovation, this is reflected in the asking price.



383 Bolton Road, Darwen

VESTIBULE

HALLWAY

SITTING ROOM

16' 1" x 10' 5" (4.9m x 3.18m) Measurements recess and into bay stained glass leaded window

LIVING ROOM

15' 03" x 13' 9" (4.65m x 4.19m) Measurements into recess. Original built in cupboards, single-glazed window

KITCHEN SCULLERY

6' 9" x 6' (2.06m x 1.83m) Stainless steel single drainer sink unit, electric point for cooker, single-glazed window

FIRST FLOOR

Landing

BEDROOM 1

14' 2" x 12' 9" (4.32m x 3.89m) Leaded stained glass window, tiled fireplace, picture rail



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.

383 Bolton Road, Darwen

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, built in cupboard, part tiled walls, stained glass leaded window

BEDROOM 2

14' 9" x 7' 2" (4.5m x 2.18m) Stained glass leaded window, built in cupboard

OUTSIDE

Small garden area to the and enclosed 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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

383 Bolton Road, Darwen



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk