



PROCTORS

ESTATE AGENTS

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38 Westwell Street, (next to Lynwood), Darwen

£85,000 Chain Free!

Attention cash buyers! This traditional stone faced mid terrace house is situated at the far end of the street facing parking bays. 'Offering a renovation project'. The accommodation comprises; entrance vestibule, hallway, sitting room, living room/dining room, separate kitchen a lean to, first floor two generous size bedrooms and a three-piece bathroom with shower. Benefits from gas central heating and PVC double-glazed windows where stated. It is conveniently situated for all amenities on Blackburn Road along with easy access to M65 junction 4. Externally there is a yard to the rear.

TENURE

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



38 Westwell Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn left into Westwell Street and the property is at the far end on the left-hand side.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, original coving to ceiling, glazed door through to;

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

12' 58" x 10' 89" (5.13m x 5.31m) Measurements into recess. PVC double-glazed window, gas fire, two radiators

LIVING ROOM

15' 22" x 14' 55" (5.13m x 5.66m) PVC double-glazed window, fireplace, gas fire, radiator, under stairs storage cupboard, glazed door tthrough to;

KITCHEN

7' 9" x 6' 04" (2.36m x 1.93m) Fitted wall and floor units including stainless steel single drainer one and a half bowl sink unit with mixer tap, gas hob, built in oven, extractor, tiled splash-backs, radiator, PVC double-glazed window, PVC exterior door

LEAN TO

11' 4" x 7' 25" (3.45m x 2.77m) PVC roof, windows, door through to yard

FIRST FLOOR

Landing, radiator

BEDROOM 1

14' 45" x 12' 60" (5.41m x 5.18m) PVC double-glazed window (not overlooked), built in cupboard, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
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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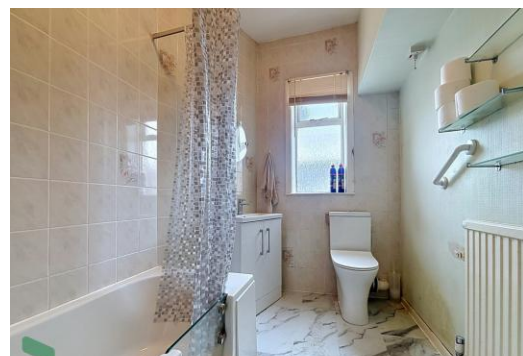
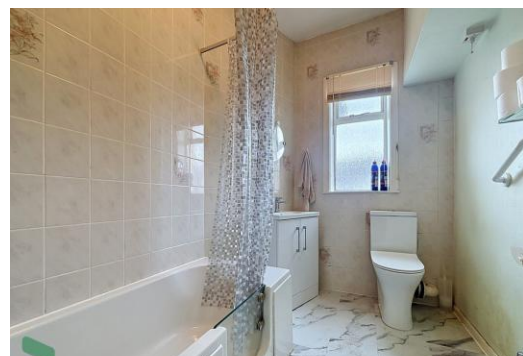
BEDROOM 2

12' 87" x 8' 12" (5.87m x 2.74m) PVC double-glazed window, radiator



BATHROOM

Panelled bath with shower and screen over, vanity wash hand basin with cupboards below, low level WC, radiator, single-glazed window, part tiled walls, single-glazed window



OUTSIDE

Enclosed 'L' shaped yard to rear



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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.

