



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 22 Alexandra Road, Darwen

£125,000

This garden fronted stone faced end terraced house is within walking distance to Sunnyhurst, Avondale and town centre amenities. The accommodation briefly comprises entrance hall, living room with glazed double doors to fitted dining kitchen, first floor; three bedrooms, two are doubles and a three piece family bathroom with shower (new in 2025). Externally there is a good sized enclosed yard to the rear. Gas central heating and PVC double glazed windows are installed throughout. Viewing essential to not miss out on the good sized property on offer!



## 22 Alexandra Road, Darwen

### ACCOMMODATION

#### HALLWAY

PVC front door, under stairs storage cupboard

#### LIVING ROOM

12' 6" x 12' 5" (3.81m x 3.78m) Measurements into recess. PVC double-glazed window, radiator, meter cupboard, original coving to ceiling, glazed double doors through to;

#### FITTED DINING KITCHEN

15' x 13' 9" (4.57m x 4.19m) Fitted wall and floor units including drawers, sink unit, four ring hob, gas cooking range, stainless steel extractor hood, plumbed for automatic washing machine, space for fridge-freezer, spindled balustrade staircase to first floor, PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

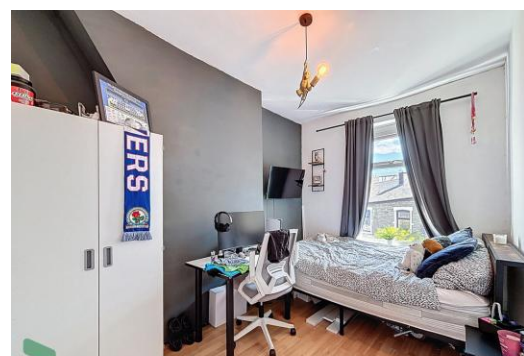
Landing, loft hatch

#### BEDROOM 1

14' 9" x 10' (4.5m x 3.05m) PVC double-glazed window, radiator

#### BEDROOM 2

12' 9" x 8' 6" (3.89m x 2.59m) 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 and 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.

## 22 Alexandra Road, Darwen

### BEDROOM 3

9' 8" x 7' 2" (2.95m x 2.18m) PVC double-glazed window, radiator

### FAMILY BATHROOM (NEW 2025)

Panelled bath with shower, shower attachment, mixer tap and screen over, pedestal wash hand basin, low level WC, part tiled walls, built in cupboard (houses gas fired central heating boiler unit), PVC double-glazed window



### OUTSIDE

Small garden area to the front, to the rear there are steps to a good size enclosed yard with astroturf



### 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.



### LOCATION

From Darwen town centre leave on Wood Street, turn left into Vale Street, right into Hindle Street and turn right (after Edensor Terrace) and the property is on the left-hand side.

### TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.20 p.a. Any prospective purchaser should seek clarification from their solicitor.



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