



PROCTORS

ESTATE AGENTS

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8 Melita Street, Darwen

£115,000

A superb, stone-faced mid terrace within walking distance to all amenities in the town centre. In our opinion the property has been tastefully improved and provides immaculate and spacious living accommodation throughout. There is an attractive living room with feature fire, a fitted breakfast kitchen with white high-gloss units and built in appliances, first floor, two double bedrooms and a bright and airy three-piece bathroom with shower. Benefits include gas central heating, PVC double-glazed windows, neutral décor and complimenting flooring. Local amenities are all on hand and Dacca Secondary School and St Peter's Primary School is within walking distance. Viewing is highly recommended!



8 Melita Street, Darwen

LOCATION

From Darwen Town Centre leave on Bolton Road, turn left onto Hardman Way, at lights turn right onto Redearth Road then left into Melita Street and the property is on the left-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

Coving to ceiling, glazed oak door through to;

LIVING ROOM

13' 4" x 13' 02" (4.06m x 4.01m) Measurements into recess. PVC double-glazed window, radiator, electric stove effect fire

FITTED BREAKFAST KITCHEN

13' 02" x 10' 4" (4.01m x 3.15m) Fitted white high-gloss wall and floor units including drawers, breakfast island, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, space for tumble dryer, tiled splash-backs, tiled floor, under stairs storage cupboard, PVC double-glazed window, exterior door to rear yard

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

13' 5" x 10' 3" (4.09m x 3.12m) PVC double-glazed window, 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 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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BEDROOM 2

10' 2" x 8' 09" (3.1m x 2.67m) PVC double-glazed window, radiator

SPACIOUS AND BRIGHT BATHROOM

Panelled bath with shower and screen over, vanity wash hand basin with drawers below, low level WC, radiator, part tiled walls, spotlighting

OUTSIDE

Privately enclosed, spacious, yard to rear with feature natural stone walls

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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