



PROCTORS

ESTATE AGENTS

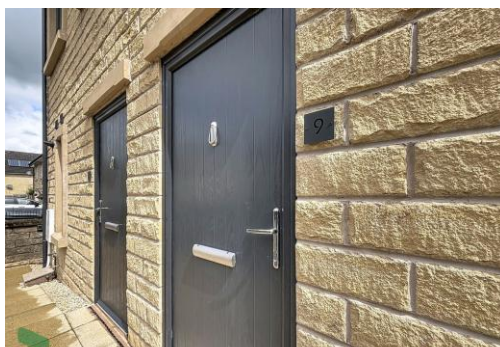
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



9 Harwood Street, Darwen

£179,950

These two plots offer brand new built family homes, situated in this residential area with easy access to Darwen Town Centre along with moorland walks and the beautiful Sunnyhurst Woods. The accommodation is arranged over three floors and briefly comprises; entrance hall, cloakroom/WC, impressive open plan living room and fitted kitchen with contemporary units, integrated appliances and double-glazed patio door to rear garden, the open plan living provides a space to relax or entertain. The first floor has a family bathroom, and two double bedrooms, a staircase from the landing gives access to a very spacious and bright attic room and we predict that buyers will put this to good use as a bedroom or home office. There are solar panels providing lower running costs than most properties of this size, in addition there are PVC double-glazed windows and gas central heating. VIEWING IS A MUST!



9 Harwood Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street, the property is on the right hand side.

TENURE

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

ACCOMMODATION

ENTRANCE HALL

Composite front door, radiator, carpeted staircase to first floor

CLOACKROOM/WC

PVC double-glazed window, wash hand basin, low level WC, extractor fan, spotlighting to ceiling

OPEN PLAN LIVING ROOM AND FITTED KITCHEN

FITTED KITCHEN

12' 9" x 9' 5" (3.89m x 2.87m) Fitted contemporary wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, integrated fridge, integrated freezer, tiled splash-backs, open to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
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.

9 Harwood Street, Darwen

LIVING ROOM

13' 25" x 12' 8" (4.6m x 3.86m) Radiator, Double-glazed double doors to rear garden

FIRST FLOOR

Landing

BEDROOM 1

12' 9" x 10' 5" (3.89m x 3.18m) Two PVC double-glazed windows, radiator

BEDROOM 2

12' 8" x 10' 4" (3.86m x 3.15m) PVC double-glazed window, radiator

FAMILY BATHROOM

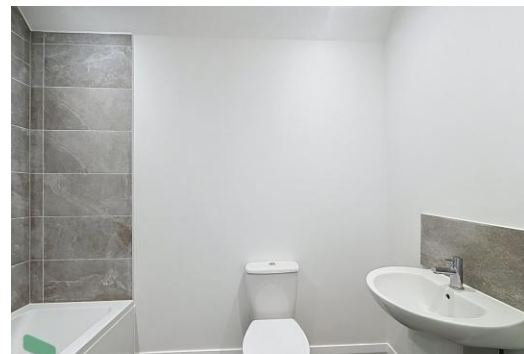
Panelled bath with shower, mixer tap and screen over, wash hand basin, low level WC, tiled splash-backs, heated towel rail, extractor fan

2ND FLOOR LANDING

Carpeted staircase from first floor landing, double-glazed roof window

ATTIC ROOM

14' 6" x 9' 5" (4.42m x 2.87m) Double-glazed roof window



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OUTSIDE

Small garden area to the front, easy to maintain garden area to the rear

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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