



PROCTORS

ESTATE AGENTS

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



129 Osborne Terrace, Darwen

Offers over £176,000

'A well presented', mature garden fronted, stone faced mid terrace house, in this much sought-after residential area of Sunnyhurst. Briefly comprises entrance vestibule, hallway, sitting room, a separate living/dining room open to and fully fitted kitchen with high gloss units and appliances, the first floor provides three bedrooms (one has fitted wardrobes) and a three-piece family bathroom with shower. Gas central heating and PVC double-glazed windows are installed throughout. This property is convenient for local amenities including pre-school nurseries and Avondale Primary School. It has good access to the town centre and M65 motorway network. In our opinion this is an excellent property and representing an ideal home. Viewing highly recommended!



129 Osborne Terrace, Darwen

LOCATION

Leave Darwen Town centre on Blackburn Road, continue for approx. 1 mile, turn left into Avondale Road continue along, turn left onto Harwood Street, right into Carley Street, left into Osborne Terrace 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. Absentee Landlord. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, meter cupboard, tiled floor, original coving to ceiling, half glazed door through to;

HALLWAY

Radiator, laminate flooring, original coving to ceiling, staircase to first floor

SITTING ROOM

12' 6" x 11' 35" (3.81m x 4.24m) Measurements into recess. PVC double-glazed window, radiator, original coving to ceiling

LIVING ROOM/DINING ROOM

15' 12" x 14' 15" (4.88m x 4.65m) Measurements into recess. Wood mantle, stone hearth, gas stove effect fire, laminate flooring, under stairs storage cupboard, radiator, open through to;

FULLY FITTED KITCHEN

10' 53" x 8' 17" (4.39m x 2.87m) Cream high-gloss fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring hob, built in under ovens, extractor hood, integrated dishwasher, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, tiled floor, PVC double-glazed window

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

15' 23" x 12' 8" (5.16m x 3.86m) Measurements into recess to maximum. PVC double-glazed window, radiator, loft access via drop-down ladder (part boarded and a light)



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.



BEDROOM 2

11' 82" x 7' 88" (5.44m x 4.37m) PVC double-glazed window, radiator, fitted wardrobes (6 doors)



BEDROOM 3

11' 7" x 7' (3.53m x 2.13m) PVC double-glazed window, radiator



FAMILY BATHROOM

'L' shaped panelled bath with shower, mixer tap and screen over, vanity wash hand basin with cupboard below, low level WC, heated towel rail, tiled walls, tiled floor, extractor fan



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OUTSIDE

Small garden area to the front and enclosed 'L' shaped yard to the rear, water tap

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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