



PROCTORS

ESTATE AGENTS

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



25 Moss Fold Road, Darwen

Offers Over £110,000, Chain free!!

An attractive garden fronted mid terrace in this very pleasant and convenient residential road off Blackburn Road close to junction 4 M65. There are two reception rooms, a larger than average fitted kitchen, two double bedrooms and a fully tiled three-piece bathroom with shower. Local amenities are all nearby and the property is conveniently situated for junction 4 of the M65. "Ideal first-time purchase" Viewing is recommended.



25 Moss Fold Road, Darwen

LOCATION

From Darwen town centre leave on Blackburn Road towards Blackburn for approximately 1 mile. Turn left into Moss Fold Road and the property is on the right hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

HALLWAY

SITTING ROOM

11' 11" x 10' 5" (3.63m x 3.0m) PVC double-glazed window, radiator, wood fire surround

LIVING ROOM

14' 1" x 12' 2" (4.29m x 3.71m) PVC double-glazed window, electric fire in fire surround, radiator, under stairs storage cupboard

FITTED KITCHEN

14' 6" x 7' 2" (4.42m x 2.19m) Fitted wall and floor units including, single drainer sink unit, gas hob, built in oven, extractor, gas fired central heating boiler unit, PVC double-glazed window

FIRST FLOOR

BEDROOM 1

14' 1" x 12' (4.29m x 3.66m) PVC double-glazed window, radiator

BEDROOM 2

14' 0" x 8' 8" (4.27m x 2.64m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.50 per annum
Band A
Blackburn with Darwen Borough Council
D

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.

25 Moss Fold Road, Darwen

FULLY TILED BATHROOM

Panelled bath with shower over, wash hand basin, low level WC, radiator

OUTSIDE

Small garden area to the front and an enclosed yard with store 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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

25 Moss Fold Road, Darwen



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk