



# PROCTORS

ESTATE AGENTS

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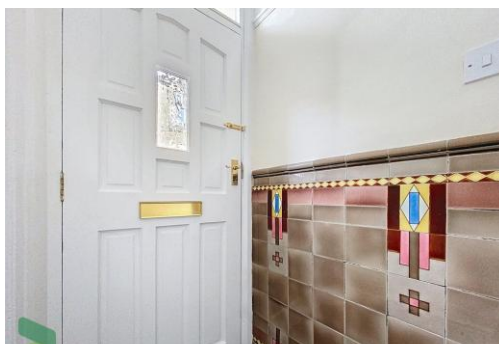
## 14 Reservoir Street, Darwen

**Reduced to Offers Over £105,000, Chain free!**

A stone faced ready to move into mid terrace house situated in this popular and convenient residential area close to Bold Venture Park and within walking distance of all town centre amenities. The spacious accommodation throughout briefly comprises; two good sized bedrooms, a bright three-piece bathroom with shower, living room and a fitted dining kitchen. In addition there is PVC double-glazed windows, gas central heating, neutral décor and new complimenting flooring and doors. Ideal for a first time buyer, viewing is recommended.

### LOCATION

From Darwen town centre leave on Borough Road, turn right onto James Street by the side of the Health Centre, right onto Tockholes Road and left into Reservoir Street and the property is on the right hand side.



# 14 Reservoir Street, Darwen

## TENURE

We are advised by the vendor that the property is Leasehold (we are advised by the seller that it is a possessory Leasehold and an indemnity policy will be in place). Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Part tiled elevations, door through to

### LIVING ROOM

14' 1" x 13' 11" (4.29m x 4.24m) Measurements into recess. PVC double-glazed window, new carpets, radiator, meter cupboard

### FULLY FITTED DINING KITCHEN

13' 10" x 9' 7" (4.22m x 2.92m) Modern white wall and floor units including drawers, stainless steel single drainer sink unit, tiled splash-backs, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, tiled splash-backs, radiator, under stairs storage area, PVC double-glazed window, PVC door with double-glazed unit (to rear yard), lino flooring.

### FIRST FLOOR

Landing

### BEDROOM 1

13' 11" x 11' 4" (4.24m x 3.45m) Measurements into recess. PVC double-glazed window, radiator

### BEDROOM 2

9' 6" x 6' 11" (2.9m x 2.11m) PVC double-glazed window, radiator, built in cupboard

### INNER HALL

### THREE-PIECE BATHROOM

PVC double-glazed window, panelled bath with shower and screen over, low level WC, vanity wash hand basin with cupboards below, radiator, tiled splash-backs, laminate flooring.

### OUTSIDE

Enclosed yard to rear with wrought iron gate.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band A  
Blackburn with Darwen Borough Council  
C

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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### 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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