



PROCTORS

ESTATE AGENTS

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43 Epworth Street, Darwen

Offers Over £195,000

Situated in this sought after and established residential area of Whitehall, this mature three-bedroom semi-detached house offers a fantastic opportunity for buyers looking to renovate and add value. Briefly comprises; Entrance porch, living room, a spacious dining kitchen with patio door to a sun lounge. First floor, three bedrooms (two are doubles) and a three-piece bathroom with shower. Externally, there is a small front garden and a four-car driveway to the side with a standard EV charging point and a larger V2G smart charging unit to the rear of the house is a larger than average, privately enclosed tiered garden.



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LOCATION

From Darwen town centre, leave on Bolton Road and continue for approximately one mile, turn right onto Epworth Street, follow the road round and the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold, assumed originally 999 years, £15 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

Small steps up to;

HALLWAY

Radiator, staircase to first floor

LIVING ROOM

16' 3" x 11' 7" (4.95m x 3.53m) PVC double-glazed window, radiator

DINING KITCHEN

15' 2" x 8' 2" (4.62m x 2.49m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit, 'Miele' electric hob, built in under oven, stainless steel extractor hood, tiled splash-backs, single-glazed window, PVC double-glazed door through to;

SUN LOUNGE

13' x 7' 8" (3.96m x 2.34m) PVC roof, PVC double-glazed windows, tiled floor, PVC double-glazed door (to rear garden)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
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.

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FIRST FLOOR

Landing, PVC double-glazed window



FAMILY BATHROOM

Panelled bath with shower over, combination vanity basin, low level WC and storage, tiled walls, PVC double-glazed window

BEDROOM 1

12' 7" x 8' 5" (3.84m x 2.57m) PVC double-glazed window, radiator



BEDROOM 2

11' 5" x 8' 6" (3.48m x 2.59m) PVC double-glazed window, radiator



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BEDROOM 3

9' 7" x 6' (2.92m x 1.83m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

OUTSIDE

Small garden area to the front, long driveway (could accommodate up to 4 cars), EV charging point. To the rear of the house there is a larger than average, privately enclosed, tiered garden

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.

