



PROCTORS

ESTATE AGENTS

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6 St Georges Terrace, Harwood Street, Darwen

£150,000 Chain Free!

This modern town house is situated in a convenient location close to all amenities in the town centre and walking distance to Sunnyhurst Woods. The property has three bedrooms, a three-piece family bathroom, the ground floor has a bright entrance hall, a spacious lounge with feature fire surround and a separate fitted dining kitchen with PVC double-glazed patio door to a privately enclosed rear garden area. Benefits from gas central heating (the boiler is serviced annually), PVC double-glazed windows, neutral decor and new complimenting flooring throughout. Outside there is a parking bay at the end of the row, an enclosed front garden with wrought iron gate and fencing along with a tiered rear garden area. Viewing is recommended!



6 St Georges Terrace, 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 left-hand side.

TENURE

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

ACCOMMODATION

HALLWAY

Carpeted staircase to first floor, half glazed door through to;

LIVING ROOM

13' 10" x 11' 11" (4.22m x 3.63m) PVC double-glazed window, fireplace, radiator

FITTED DINING KITCHEN

15' 9" x 10' 0" (4.8m x 3.05m) Fitted wall and floor units including drawers, extractor fan, gas point for cooker, plumbed for washing machine, tiled splash backs, single drainer sink unit with mixer tap, radiator, wall mounted gas fired central heating boiler unit, PVC double-glazed window, PVC double-glazed door through to rear garden area

FIRTS FLOOR

Landing, built in cupboard

BEDROOM 1

12' 10" x 8' 10" (3.91m x 2.69m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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 and 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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BEDROOM 2

10' 10" x 7' 10" (3.3m x 2.39m) PVC double-glazed window, radiator



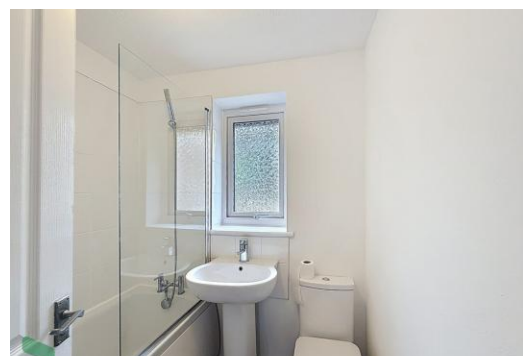
BEDROOM 3

7' 9" x 7' 0" (2.36m x 2.13m) PVC double-glazed window, radiator



FAMILY BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, PVC double-glazed window, tiled splashbacks



OUTSIDE

Small garden to the front with wrought iron fencing and gate. To the rear there is a paved two tiered garden area with shed. In addition there is a parking bay at the end of the row.



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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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