PROCTORS
ESTATE AGENTS

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100 Exchange Street, Darwen

Offers over £130,000, Chain free!

This traditional, stone faced, garden fronted mid terraced house is situated in the residential area of Chapels with both the motorway network and Darwen town centre within easy reach. This bright and spacious accommodation comprises, entrance vestibule, living room with electric fire, fitted kitchen, lean to/utility, the first floor has three bedrooms and a three-piece bathroom. Benefits from gas central heating and PVC double -glazed windows. To the rear of the property there is an enclosed yard. Viewing is recommended!







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LOCATION
From Darwen town centre leave on Blackburn Road, turn right into Dove Lane, proceed onto Exchange Street 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 pa. Any prospective purchaser should seek clarification from their solicitor.



LIVING ROOM
16' 4" x 13' 1" (5m x 4m) Laminate flooring, electric fire, PVC double-glazed window, radiator



DINING ROOM
13' 1" x 11' 1" (4m x 3.4m) PVC double-glazed window, radiator



KITCHEN
8' 10" x 6' 10" (2.7m x 2.1m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four ring hob, built in oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door



LEAN TO/UTILITY
Plumbed for automatic washing machine, power points

Tenure	Leasehold
Ground Rent	£1
Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	C

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



BEDROOM 1
9' 10" x 9' 10" (3m x 3m) PVC double-glazed window, radiator



BEDROOM 2
11' 9" x 6' 2" (3.6m x 1.9m) PVC double-glazed window, radiator,

BEDROOM 3
9' 2" x 6' 2" (2.8m x 1.9m) PVC double-glazed window, radiator



FAMILY BATHROOM
6' 6" x 6' 2" (2m x 1.9m) Panelled bath with overhead shower, low level WC, wash hand basin, extractor fan, radiator, partially grey tiled and lino flooring



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.



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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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