



PROCTORS

ESTATE AGENTS

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16 Oxford Street, Darwen

Offers over £120,000

A deceptively spacious mid terrace house set just off the A666 close to all local amenities on Blackburn Road and within easy reach of the surrounding town centres of Darwen and Blackburn. The accommodation briefly comprises: entrance vestibule, living room with feature fireplace, spacious fitted dining kitchen, first floor, two bedrooms and a family bathroom with shower. The first floor landing gives access to a carpeted spindled balustrade staircase to a attic bedroom with en suite. Externally there is an enclosed yard to the rear with store. Benefits from gas central heating (boiler approximately 5 years old) and PVC double glazed windows.



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LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and proceed through to Hollins Grove. Turn right into Pitville Street. Turn left into Clifton Street, proceed into Sandringham Road, turn right into Oxford Street and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 p.a Absentee Landlord. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door (recently fitted), half glazed door through to;

LIVING ROOM

14' 02" x 12' 72" (4.32m x 5.49m) PVC double-glazed window, feature fireplace with electric coal effect fire, radiator, meter cupboard

OPEN PLAN DINING ROOM AND FITTED KITCHEN

24' 6" x 12' 6" (7.47m x 3.81m) Fitted wall and floor units including drawers and glass display units, stainless steel single drainer sink unit with spray/mixer tap, electric hob, built in under oven, extractor hood, plumbed for automatic washing machine, space and power point for a tumble dryer, space and power point for fridge-freezer, wall mounted gas fired central heating boiler unit (approximately 5 years old), spindled balustrade staircas to first floor, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, carpeted staircase to 2nd floor



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1
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.

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BEDROOM 1

12' 86" x 10' 91" (5.84m x 5.36m) PVC double-glazed window, radiator, built in cupboard (with clothes hanging rail)



BATHROOM

Panelled bath with shower and screen over, vanity wash hand basin, low level WC, heated towel rail, PVC double-glazed window, spotlighting, acrylic wall panel



BEDROOM 2

9' 87" x 6' 38" (4.95m x 2.79m) PVC double-glazed window, radiator, built in cupboard (with clothes hanging rail)



ATTIC BEDROOM

11' 9" x 9' 87" (3.58m x 4.95m) PVC double-glazed window, radiator, spotlighting, built in storage (could revert back to a shower)



EN SUITE

Low level WC, wash hand basin, extractor fan, spotlight



OUTSIDE

Spacious enclosed yard to rear with store



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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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