



PROCTORS

ESTATE AGENTS

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25 Portland Street, Darwen

Offers Over £110,000

A stone-faced mid terrace house situated in the popular Whitehall area of town. The accommodation has the benefit of a lounge, fully fitted dining kitchen, large separate utility room, two bedrooms and a three-piece bathroom with shower. It has gas central heating and PVC double-glazing. The property is close to all local amenities and in our opinion would be ideal for a first time buyer or a rental investor.



25 Portland Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

13' 2" x 12' 10" (4.01m x 3.91m) Electric fire in recess, PVC double-glazed window, radiator.

FULLY FITTED DINING KITCHEN

13' 1" x 12' 9" (3.99m x 3.89m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, built in oven, gas hob, extractor, breakfast bar, laminate flooring, radiator.

UTILITY ROOM

12' 1" x 6' 7" (3.68m x 2.01m) Two PVC double-glazed windows and door, gas fired central heating boiler unit, plumbed for automatic washing machine and dryer.

FIRST FLOOR

Stairs/landing

BEDROOM 1

12' 10" x 12' 9" (3.91m x 3.89m) PVC double-glazed window, radiator.

BEDROOM 2

7' 1" x 6' 11" (2.16m x 2.11m) PVC double-glazed window, radiator.

THREE-PIECE BATHROOM

Panelled bath with shower over, WC, wash hand basin, PVC double-glazed window, radiator, built in cupboard.

OUTSIDE

Rear yard.

COMPLIANCE



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
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 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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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.

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.

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately $\frac{3}{4}$ mile and turn left into Grimshaw Street and right into Meadow Street, turn right into Portland Street and the property is on the right hand side.

TENURE

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



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