



PROCTORS

ESTATE AGENTS

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29 Argyle Street, Darwen

Offers Over £85,000 Chain Free!

A stone-faced end terrace house situated conveniently for all amenities on Blackburn Road along with easy access to M65 junction 4. The property has the benefit of two double bedrooms, a spacious three-piece bathroom, living room and a fitted dining kitchen. It has gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to the rear. In our opinion it would be an ideal rental investment!

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 p.a, assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.



29 Argyle Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue onto Blackburn Road, turn right into Dove Lane and left onto Greenway Street, continue then turn left into Argyle Street and the property is on the right-hand side.

ACCOMMODATION

ENTRANCE HALLWAY

Radiator

LIVING ROOM

12' x 11' 55" (3.66m x 4.75m) Measurements into recess. PVC double-glazed window, fireplace, radiator, meter cupboard

FITTED DINING KITCHEN

14' 12" x 13' 66" (4.57m x 5.64m) Measurements into PVC double-glazed window, fitted wall and floor units, stainless steel single drainer sink unit, radiator, door to rear yard

FIRST FLOOR

BEDROOM 1

14' 95" x 9' 09" (6.68m x 2.97m) PVC double-glazed window, radiator

BEDROOM 2

11' 7" x 10' 6" (3.53m x 3.2m) PVC double-glazed window, radiator

CORRIDOR THROUGH TO;

BATHROOM

15' 08" x 4' 16" (4.78m x 1.63m) Panelled bath, pedestal wash hand basin, low level WC, shelving, extractor fan, PVC double-glazed window

OUTSIDE

Enclosed yard to rear



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
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.

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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