



PROCTORS

ESTATE AGENTS

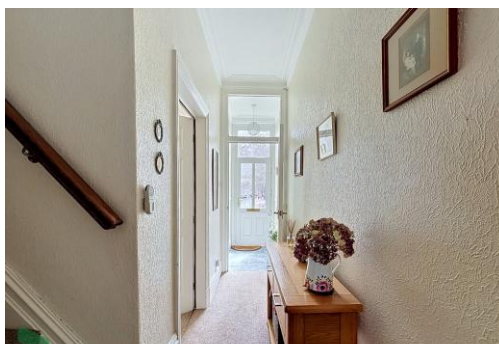
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



6 Barley Bank Street, Darwen

Offers Over £150,000

Proctors are delighted to offer for sale this beautiful garden fronted terraced, located in the Sunnyhurst area of Darwen, the property has retained original features and is ideal for a first time buyer! the property comprises of entrance vestibule, hallway, living room, sitting room/dining room, fitted kitchen, utility room, rear yard, 3 bedrooms, and 3 piece bathroom suite. The vendor has advised us the boiler was newly fitted last year and is still under warranty.



6 Barley Bank Street, Darwen

LOCATION

Head north-west on Market Street (A666) towards Arch Street. Turn left onto Wood Street. Turn right onto Hindle Street. Turn left onto Barley Bank Street and the property is located on your right hand side

TENURE

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

ENTRANCE VESITBULE

HALLWAY

LIVING ROOM

12' 3" x 11' 1" (3.73m x 3.38m) PVC double-glazed window, radiator, original coving & features, gas fire

SITTING/DINING ROOM

15' x 13' 8" (4.57m x 4.17m) PVC double-glazed window, radiator

KITCHEN

9' 3" x 7' 6" (2.82m x 2.29m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four ring gas hob, built in double oven, extractor hood, tiled splash-backs, PVC double-glazed window,

UTILITY ROOM

8' 7" x 5' 8" (2.62m x 1.73m) Plumber for a washing machine, dryer, laminate flooring

LANDING

BEDROOM 1

15' 06" x 12' 4" (4.72m x 3.76m) PVC double-glazed window, radiator, built in wardrobes



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
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.

6 Barley Bank Street, Darwen

BEDROOM 2

10' 8" x 7' 4" (3.25m x 2.24m) PVC double-glazed window, radiator

BEDROOM 3

11' 3" x 7' 2" (3.43m x 2.18m) PVC double-glazed window, radiator

FAMILY BATHROOM

7' 9" x 6' 1" (2.36m x 1.85m) Large shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, fully tiled.

OUTSIDE

rear yard

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

6 Barley Bank Street, Darwen



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwin@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%