



PROCTORS

ESTATE AGENTS

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16 Willow Street, Darwen

£120,000 Chain Free!

A very attractive, stone-built end terraced house in this popular convenient residential area and on the fringe of the Darwen moors yet within walking distance of all town centre amenities. It has been refurbished to a high standard and has a lounge, fully fitted dining kitchen, two double bedrooms and a three-piece bathroom with shower. It has gas central heating, PVC double-glazed windows, has been redecorated throughout new complimenting flooring throughout. Viewing is highly recommended to fully appreciate.

LOCATION

From Darwen town centre leave on Wood Street turning left into Vale Street, turn left onto Tockholes Road, turn right onto Willow Street and the property is on the right hand side on the junction to Willow Bank Lane.



16 Willow Street, Darwen

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.

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

13' 8" x 13' 5" (4.17m x 4.09m) PVC double-glazed window, radiator

FITTED DINING KITCHEN

13' 9" x 13' 4" (4.19m x 4.06m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, hob, built in oven, extractor hood, radiator, PVC double-glazed window, PVC glazed exterior door



FIRST FLOOR

BEDROOM 1

13' 7" x 10' 6" (4.14m x 3.2m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)



BEDROOM 2

12' 10" x 10' 2" (3.91m x 3.1m) PVC double-glazed window, radiator



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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THREE PIECE BATHROOM

Panelled bath with shower and screen over, wash hand basin, low level WC, radiator, spotlighting



OUTSIDE

Enclosed yard to rear with store (11'6 x 6'5)



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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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