



PROCTORS

ESTATE AGENTS

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

Tel.

01254 705521

Email.

darwen@proctorsestateagents.co.uk

Web.

proctorsestateagents.co.uk



13 Powell Street, Darwen

£95,000 Chain Free!

A stone-faced garden fronted mid terrace situated in this well-established residential street with views towards Darwen tower and within walking distance to the railway station and all town centre amenities. In our opinion the property offers generous family size living accommodation. Briefly comprises: entrance vestibule, hallway, sitting room with feature fireplace, living/dining room and a separate fitted kitchen. First floor, two bedrooms and a three-piece bathroom. Benefits from PVC double-glazed windows, gas central heating, new decor and complimenting flooring throughout.



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LOCATION

From Darwen town centre leave on Duckworth Street, turn left on to Union Street follow the round and at the top of the road, turn left onto Railway Road, continue onto Atlas Road, at the top turn left onto Olive Lane continuing turning left onto Cornfield Street then at the end turn right then first left onto Powell Street, the property is situated on the right hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, original coving to ceiling, interior door though to;

HALLWAY

Panelling to dado rail, carpeted staircase to first floor

SITTING ROOM

11' 1" x 10' 11" (3.38m x 3.33m) Measurements into recess. PVC double-glazed window, feature fireplace, radiator

LIVING ROOM

14' 6" x 12' 3" (4.42m x 3.73m) Measurements into recess. PVC double-glazed window, radiator, under stairs storage cupboards

SEPARTE KITCHEN

9' 6" x 8' (2.9m x 2.44m) Fitted wall and floor units including stainless steel single drainer sink unit with mixer tap, electric point for cooker, tiled splash-backs, wall mounted gas fired central heating boiler unit, PVC double-glazed window, door (to rear yard)

FIRST FLOOR

Landing

BEDROOM 1

14' 8" x 11' 9" (4.47m x 3.58m) PVC double-glazed window, radiator, built in cupboard

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator, part tiled walls, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

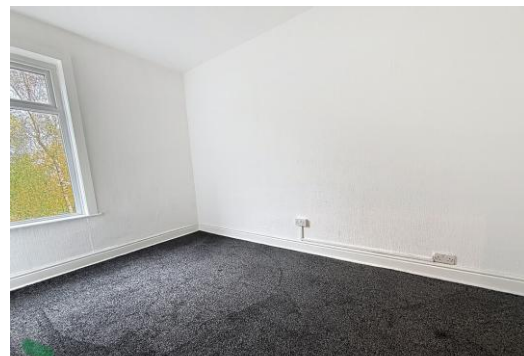
Band A
Blackburn with Darwen Borough Council
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 2

14' x 8' (4.27m x 2.44m) PVC double-glazed window (pleasant outlooks), radiator, loft hatch



OUTSIDE

Small garden area to the front with wrought iron railings and gate.
Enclosed 'L' shaped yard to rear



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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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