



73 Redearth Road, Darwen

Offers Over £85,000 Chain Free!

A traditional stone faced mid terraced house offering "ready to move accommodation" with the benefit of two good-size bedrooms, a three-piece bathroom with shower, a lounge and a fitted dining kitchen. Gas central heating (service history) and PVC double-glazed windows are installed through. Externally there is an enclosed rear to the rear yard. The property has the benefit of neutral décor throughout, is chain free and we would recommend viewing at this realistic asking price as a rental investment or a first time purchase.

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and right into Redearth Road, continue just past the Academy and the property is on the left hand side.



73 Redearth Road, Darwen

TENURE

We are advised by the vendor that the property is Leasehold. 999 year lease at £4.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double glazed unit, half glazed door to:

LIVING ROOM

14' 1" x 11' 11" (4.29m x 3.63m) Measurements into chimney breast, Feature electric fire, 'Karndean' flooring, PVC double-glazed window, radiator, staircase to first floor

FITTED DINING KITCHEN

13' 10" x 12' 9" (4.22m x 3.89m) Modern wall and floor units including drawers, four-plate gas hob, built in under oven, stainless steel extractor hood, stainless steel single drainer sink unit, tiled effect splashbacks, 'Karndean' flooring, PVC double-glazed window, radiator, understairs storage area, wall mounted gas fired central heating boiler unit (has service history), plumbed for automatic washing machine

FIRST FLOOR

Landing, radiator, new carpet

BEDROOM 1

13' 11" x 12' 1" (4.24m x 3.68m) Measurements into chimney breast, PVC double-glazed window, radiator

BEDROOM 2

14' 3" x 7' 8" (4.34m x 2.34m) PVC double-glazed window, radiator, new carpet, loft access

THREE-PIECE BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, low-level W.C, tiled splashbacks, laminate effect lino flooring, PVC double-glazed window, radiator, airing cupboard

OUTSIDE

Enclosed yard to rear

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.



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