



# PROCTORS

ESTATE AGENTS

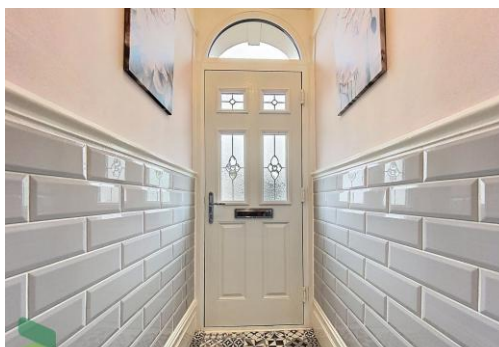
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## 492 Bolton Road, Whitehall, Darwen

Reduced to £152,500 **Chain Free!**

Situated in the sought after Whitehall area, in our opinion this garden fronted mid terraced property offers a modern and stylish interior throughout. It also retains many of its original features associated with this period property and must be viewed to fully appreciate. Briefly comprises; entrance vestibule, hallway, sitting room with a feature natural stone fireplace, internal access to a one room cellar, living room/dining room, fully fitted kitchen (new roof) and a lean to/utility. The first floor has two bedrooms (one has concealed access to a large attic) and an impressive family bathroom with shower. Gas central heating and PVC double-glazed windows (excluding one) are installed throughout. It is conveniently situated on the Bolton side of town with local amenities on hand within the area. Viewing is a highly recommended!



492 Bolton Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and the property is on the right-hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door with double-glazed unit, original coving to ceiling, half glazed door through to;

HALLWAY

Radiator, staircase to first floor

SITTING ROOM

12' 6" x 10' 5" (3.81m x 3.18m) PVC double-glazed window, feature natural stone built fireplace, tiled inset, living flame gas fire, radiator, cupboard with staircase to;

CELLAR

One room, power, light and stone flagged floor

LIVING ROOM/DINING ROOM

14' 2" x 13' 9" (4.32m x 4.19m) Single-glazed window, radiator, original coving to ceiling, picture rail

SEPARATE FULLY FITTED KITCHEN

12' 9" x 7' 1" (3.89m x 2.16m) Fitted wall and floor units including drawers, gas point for cooking range, stainless steel extractor hood, single drainer one and a half bowl sink unit with mixer tap, plumbed for dishwasher, plumbed for automatic washing machine

LEAN TO/UTILITY

9' 6" x 5' 2" (2.9m x 1.57m) Double-glazed roof, plumbed for automatic washing machine, plumbed for dishwasher, power, light, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

14' 1" x 12' 7" (4.29m x 3.84m) Measurements into recess. Two PVC double-glazed windows, radiator, built in cupboard with fixed ladder to attic room



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band A  
Blackburn with Darwen Borough Council  
D

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.

## 492 Bolton Road, Darwen

### BEDROOM 2

10' 5" x 8' 6" (3.18m x 2.59m) PVC double-glazed window, radiator, laminate flooring

### BATHROOM

Panelled bath with shower, shower attachment and screen over, wash hand basin with storage below, low level WC, heated towel rail, part tiled walls, acrylic panelled ceiling with spotlighting, PVC double-glazed window

### OUTSIDE

Small garden area to the front, enclosed yard area to the rear with timber gate (previously accommodated parking for one car)



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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.

