



# PROCTORS

ESTATE AGENTS

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## 3 Thompson Street, Darwen

Offers Over £135,000

An excellent stone faced mid terrace house situated in this sought after cobbled street just off Watery lane. The property provides excellent living accommodation with the benefit of two bedrooms and an additional attic bedroom, three-piece bathroom with 'P' shaped bath and shower, two impressive reception rooms and a fully fitted kitchen with high-gloss units and built in appliances. Gas central heating and PVC double-glazed windows are both installed. In our opinion the accommodation must be viewed to fully appreciate. Local amenities include primary schools, bus services and local shops and the town centre is within easy reach. Viewing is recommended.



### 3 Thompson Street, Darwen

#### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, meter cupboard, half glazed interior door through to;

#### LIVING ROOM

14' 2" x 13' 5" (4.32m x 4.09m) Measurements into recess. Feature wall mounted electric fire, radiator

#### DINING ROOM

13' 5" x 13' 1" (4.09m x 3.99m) PVC double-glazed window, laminate flooring, radiator, coving to ceiling, staircase to first floor

#### FITTED KITCHEN

10' 6" x 7' 4" (3.2m x 2.24m) High-gloss wall and floor units including drawers, stainless steel four ring gas hob, built in under oven, stainless steel and glass extractor hood, stainless steel single drainer one and a half bowl sink unit, integrated fridge-freezer, laminate flooring, electric skirting heater, PVC double-glazed window PVC exterior door with double-glazed unit

#### FIRST FLOOR

Landing, radiator

#### BEDROOM 1

14' x 11' 11" (4.27m x 3.63m) PVC double-glazed window, radiator

#### BEDROOM 2

13' 5" x 6' 7" (4.09m x 2.01m) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
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 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.

## 3 Thompson Street, Darwen

### SPACIOUS BATHROOM

P' shaped panelled bath with shower and screen over, pedestal wash hand basin, low level WC, PVC double-glazed window, radiator, spotlighting, mainly tiled elevations



### ATTIC ROOM ACCESS VIA DOOR AND CARPETED STAIRCASE FROM LANDING

10' 11" x 10' 11" (3.33m x 3.33m) Built in cupboards with clothes hanging rails, new PVC double-glazed roof window, spindled balustrade

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn left into Watery Lane, left into Thompson Street and the property is on the right hand side.

### TENURE

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

### ACCOMMODATION

### OUTSIDE

'L' shaped enclosed yard to the 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.

### COMPLIANCE

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### 3 Thompson Street, Darwen

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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