



1 Snape Street, Darwen ATTENTION CASH BUYERS RENOVATION Offers over £75,000, Chain free!

A stone faced end terrace house offering a renovation project for any cash buyer. The property has suffered neglect, however it offers larger than average living accommodation associated with end terraced properties. Briefly comprises; entrance vestibule, hallway, open plan living room and sitting room, kitchen with integral access to a one room basement, separate utility room, separate cloakroom/WC, first floor, four bedrooms and a three-piece bathroom. It is conveniently situated for all amenities on Blackburn Road along with easy access to M65 junction 4. Externally there is a yard to the rear.



1 Snape Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street, left into Snape 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

VESTIBULE

PVC front door, original coving to ceiling

HALLWAY

Original coving to ceiling, radiator, staircase to first floor

SITTING ROOM

12' 9" x 12' 3" (3.89m x 3.73m) Measurements into recess. PVC double-glazed window, radiator, original coving to ceiling, meter cupboard, open plan through to;

LIVING ROOM

14' 9" x 13' 06" (4.5m x 4.11m) PVC double-glazed window, radiator

SEPARATE KITCHEN

10' 8" x 7' 15" (3.25m x 2.51m) PVC exterior door to rear yard. Interior door (to cellar)

UTILITY ROOM

7' 8" x 6' 09" (2.34m x 2.06m) Plumbed for automatic washing machine

CLOAKROOM/WC

Low level WC, wash hand basin



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
n/a
Band A
Blackburn with Darwen
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.

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CELLAR

Access from kitchen, coal store area and one room

FIRST FLOOR

Landing

BEDROOM 1

12' 98" x 9' 9" (6.15m x 2.97m) PVC double-glazed window, radiator

BEDROOM 2

10' 6" x 7' 6" (3.2m x 2.29m) PVC double-glazed window, radiator, built in cupboard with wall mounted gas fired central heating boiler unit

BEDROOM 3

9' 9" x 6' 4" (2.97m x 1.93m) PVC double-glazed window (broken), radiator

BEDROOM 4

10' 7" x 9' 6" (3.23m x 2.9m) PVC double-glazed window, radiator

BATHROOM

Pedestal wash hand basin, low level WC, panelled bath

OUTSIDE

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.

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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		