PROCTORS
ESTATE AGENTS

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9 Pine Street, Darwen

Offers Over £80,000

This stone faced mid terraced house is within walking distance to all local town centre amenities including railway and bus stations. The property is located on a quiet street which branches off from Ratcliffe Street briefly comprising; living room with feature fireplace, fitted spacious dining kitchen, first floor, two bedrooms and a three piece shower room. Externally there is an enclosed yard to the rear. Benefits from gas central heating (boiler serviced annually) and PVC double-glazed windows. Ideal for a first time buyer or rental investor. Viewing recommended.

9 Pine Street, Darwen

LOCATION
From Darwen town centre leave on Bolton road, turn left in Hardman Way and proceed in to Sudell Road, turn right on to Ratcliffe Street, right onto Pine Street and the property is on the right hand side.

TENURE
We are advised by the vendor that the property is Leasehold, 999 year lease, approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

LIVING ROOM
Composite front door, PVC double-glazed window, feature fireplace, living flame gas fire, radiator, original coving to ceiling

FITTED DINING KITCHEN
13' 2" x 9' 7" (4.01m x 2.92m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel gas hob, built in oven, extractor, plumbed for automatic washing machine, tiled splash-backs, tiled floor, under stairs storage cupboard, radiator, PVC double-glazed window, PVC exterior door to rear yard

FIRST FLOOR
Landing, loft hatch

BEDROOM 1
13' 10" x 13' 7" (4.22m x 4.14m) PVC double-glazed window, radiator, spotlighting, free-standing wardrobes

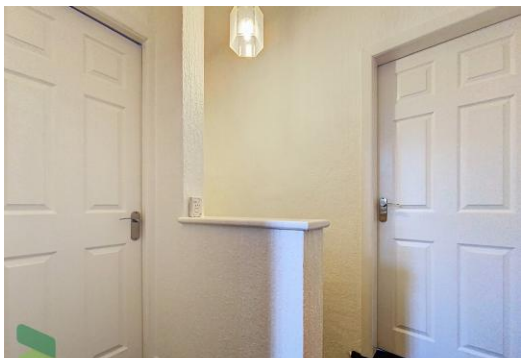
BEDROOM 2
11' 8" x 7' (3.56m x 2.13m) PVC double-glazed window, radiator, built in cupboard housing gas fired central heating boiler unit (serviced annually)

SHOWER ROOM
Glazed and tiled shower enclosure with shower attachment, low level WC, wall hung wash had basin with drawer below, heated towel rail

OUTSIDE
Enclosed yard to rear

Tenure	Leasehold
Ground Rent	£2
Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	C

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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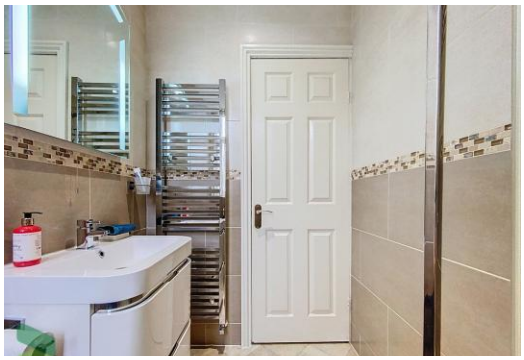

PLEASE NOTE

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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