



PROCTORS

ESTATE AGENTS

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19 Cyprus Street, Whitehall, Darwen

£135,000, Chain free!

A tradition stone built garden fronted end terrace bordering Ashleigh Barrow, the property is situated in the sought after Whitehall area with primary school and local amenities close by. The accommodation is arranged on two floors and comprises; entrance vestibule, living room with feature remote controlled log effect gas fire, a fitted breakfast kitchen with contemporary units and a range of integrated appliances, first floor, two bedroom and a four-piece family bathroom. Other benefits include gas central heating system and UPVC double-glazed windows and exterior doors. Externally there is a privately enclosed yard.



19 Cyprus Street, Darwen

LOCATION

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

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

LIVING ROOM

13' 82" x 13' 4" (6.05m x 4.06m) Measurements into recess. PVC double-glazed window, radiator, inset remote controlled log effect gas fire, meter cupboard

FITTED BREAKFAST KITCHEN

12' 2" x 11' 5" (3.71m x 3.48m) Fitted contemporary wall and floor units including breakfast island with storage below, black single drainer one and a half bowl sink unit with mixer tap, electric hob, extractor hood, built in oven, built in microwave, integrated automatic washing machine, vertical radiator, under stairs storage cupboard, plinth heater, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, radiator

BEDROOM 1

13' x 13' (3.96m x 3.96m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Approx £1.50 per annum
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.

19 Cyprus Street, Darwen

BEDROOM 2

8' 3" x 8' 2" (2.51m x 2.49m) Maximum measurement. PVC double-glazed window, radiator



FOUR PIECE BATHROOM

Panelled bath, walk in shower with light above, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window



OUTSIDE

Small garden area to the front with wrought iron gate, enclosed yard to the rear bordering Ashleigh Barrow

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.



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