



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



6 Hesse Street, Bold Venture Darwen

Reduced to £140,000, Chain free!

LOCATION

From Darwen town centre leave on Borough Rd, at the end of the school playing fields turn left then turn right into Ashworth Terrace and Hesse Street is on the left and the property is on the right-hand side of the street.

TENURE

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



6 Hesse Street, Bold Venture Darwen

We strongly recommend internal inspection to fully appreciate this well presented, tradition stone built garden fronted mid terraced house. It situated in this established and sought after residential area of Bold Venture with street parking and additional parking bays nearby. In our opinion it provides superb family sized living accommodation which is in excellent condition throughout. The accommodation is arranged on three floors and briefly comprises; sitting room, living room/dining room open through to a fully fitted kitchen with white high-gloss units and built in appliances. The first floor provides two bedrooms (one has an en suite shower room) and a impressive family bathroom with shower. From the first floor landing there is a door and a carpeted staircase to a really useful attic room that was previously uses as a third bedroom. Benefits from gas central heating (Boiler new August 2023), PVC double-glazed windows, modern internal doors, neutral decor with complimenting flooring. This property is convenient for local amenities including pre-school nurseries, Primary School, walking distance to town centre and the beautiful Bold Venture Park along with moorland trails. In our opinion this is an excellent property representing an ideal family home. Viewing is highly recommended.

ACCOMMODATION

SITTING ROOM

12' 1" x 10' 2" (3.68m x 3.1m) Composite front door, PVC double-glazed window, radiator, tiled floor, oak interior door through to;

LIVING ROOM/DINING ROOM OPEN TO FITTED KITCHEN

13' 5" x 13' 5" (4.09m x 4.09m) PVC double-glazed double doors to rear yard, tiled floor, under stairs storage area, open plan through to;

FULLY FITTED KITCHEN

7' 3" x 5' 6" (2.21m x 1.68m) Fitted white high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, induction hob, built in under oven, extractor hood, plumbed for automatic washing machine, door available for integrated dishwasher, wall mounted gas fired central heating boiler unit (new August 2023), tiled splash-backs, PVC double-glazed window, loft hatch



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 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.

6 Hesse Street, Bold Venture Darwen

FIRST FLOOR

Landing, spindled balustrade, under stairs storage cupboard

BEDROOM 1

13' 2" x 12' 9" (4.01m x 3.89m) Measurements into recess. PVC double-glazed window, radiator, access to;

EN SUITE

Glazed and tiled shower enclosure, wash hand basin, low level WC, wall mounted de-humidifier, heated towel rail

BEDROOM 2

7' 9" x 6' 8" (2.36m x 2.03m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower and screen over, wash hand basin, low level WC, heated towel rail, fully tiled walls

DOOR AND CARPETED STAIRCASE FROM 1ST FLOOR LANDING TO ATTIC ROOM

15' 5" x 11' 8" (4.7m x 3.56m) Double-glazed roof window, two eaves access, radiator, spindled balustrade

OUTSIDE

Small garden area to the front, to the rear there is an enclosed 'L' shaped paved yard with feature reed/willow cladding (the rear of the property was re-rendered in 2023)



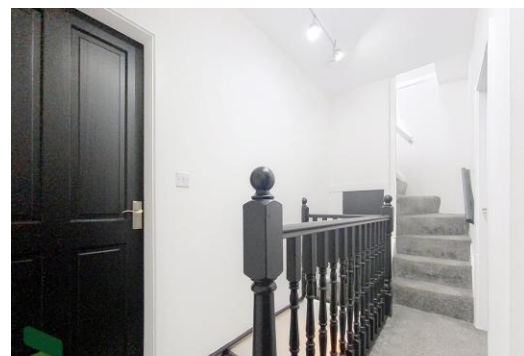
Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk



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