



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 38 Newton Street, Darwen

**£130,000, Chain free!**

This stone faced garden fronted mid terraced house offers deceptively spacious accommodation arranged over two floors. Briefly comprises; entrance hallway, two generous size receptions rooms, separate fitted kitchen, first floor, three bedrooms and a three-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed 'L shaped yard to rear. The house is situated on a popular residential street and is within walking distance of the railway station, town centre and bus station. In our opinion this property is an ideal size for a family.



# 38 Newton Street, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street, left into Union Street, at the top turn left on to Railway Road, continue under the Railway bridge, continue ahead into Atlas Road and at the top turn left into Olive Lane, left into Newton Street and the property is on the left-hand side.

## TENURE

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

## ACCOMMODATION

### HALLWAY

Original coving to ceiling, door through to inner hall with staircase to first floor, radiator

### SITTING ROOM

13' 5" x 12' 8" (4.09m x 3.86m) PVC double-glazed window, fireplace, radiator, meter cupboard, double doors through to;

### LIVING ROOM

14' 5" x 12' 9" (4.39m x 3.89m) Measurements into recess. PVC double-glazed window, fireplace, radiator, original coving to ceiling

### SEPARATE FITTED KITCHEN

10' 9" x 7' 6" (3.28m x 2.29m) Under stairs storage area, fitted wall and floor units including stainless steel single drainer sink unit, tiled splash-backs, PVC double-glazed window, exterior door to rear yard



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1.50 per annum  
Band A  
Blackburn with Darwen Borough Council  
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.

38 Newton Street, Darwen

FIRST FLOOR

Landing, spindled balustrade, loft hatch, recessed storage area with clothes hanging rail

BEDROOM 1

16' 4" x 13' 4" (4.98m x 4.06m) PVC double-glazed window, radiator

BEDROOM 2

9' 9" x 9' 3" (2.97m x 2.82m) PVC double-glazed window, radiator

BEDROOM 3

10' 7" x 7' 7" (3.23m x 2.31m) PVC double-glazed window, radiator

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator, tiled splash-backs

OUTSIDE

Small garden area to the front and enclosed 'L' shaped paved 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

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@proctorsestateagents.co.uk  
Web. proctorsestateagents.co.uk

%epcGraph\_c\_1\_198%