



# 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 Hope Street, Darwen

Offers Over £90,000

This deceptively spacious stone-faced mid terrace house is conveniently situated for all local amenities, the town centre, rail and bus links. The accommodation briefly comprises; entrance vestibule, hallway, two reception rooms, a fitted kitchen, first floor, three bedrooms and a three-piece bathroom with shower. Benefits from gas central heating and PVC double-glazed windows throughout. In our opinion we feel this house would be ideal as a rental investment or a first time buy.

### LOCATION

From Darwen town centre leave on Blackburn Road, turn left into Vale Street, turn left onto Wood Street, right into Hope and Street and the property is on the right hand side.



## 38 Hope Street, Darwen

### TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Half glazed door through to;

#### HALLWAY

#### SITTING ROOM

12' 2" x 10' 0" (3.71m x 3.05m) PVC double-glazed window, radiator

#### LIVING ROOM/DINING ROOM

13' 9" x 12' 2" (4.19m x 3.71m) PVC double-glazed window, radiator, built in cupboard, under stairs storage area

#### FITTED KITCHEN

9' 10" x 7' 1" (3m x 2.16m) Modern wall and floor units including drawers, stainless steel single drainer sink unit, electric cooker, extractor hood, tiled splashbacks, PVC double-glazed window, radiator, wall mounted gas fired central heating boiler unit

#### FIRST FLOOR

Landing

#### BEDROOM 1

13' 10" x 9' 6" (4.22m x 2.9m) PVC double-glazed window, radiator

#### BEDROOM 2

9' 3" x 8' 9" (2.82m x 2.67m) PVC double-glazed window, radiator

#### BEDROOM 3

12' 1" x 5' 4" (3.68m x 1.63m) PVC double-glazed window, radiator

#### THREE PIECE BATHROOM

Panelled corner bath with shower, pedestal wash hand basin, low-level W.C, radiator

#### OUTSIDE

Enclosed yard to the rear



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
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 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.

**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](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

38 Hope Street, Darwen



Proctors Darwen

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

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

%epcGraph\_c\_1\_198%