

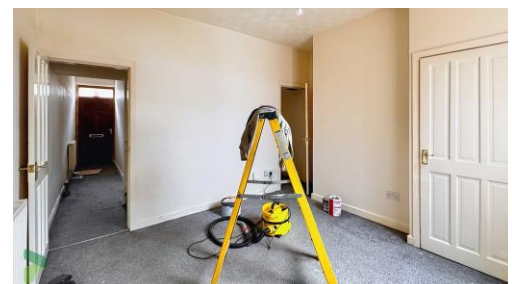
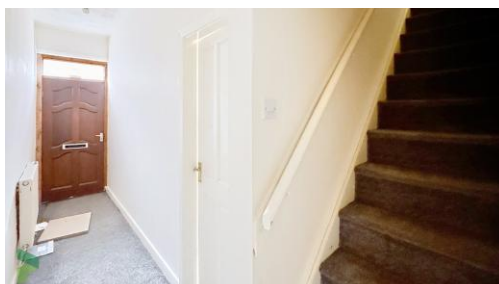


## 36 Tythebarn Street, Darwen

This stone faced mid terrace house is situated conveniently for all amenities in the town centre along with easy access to the bus station and walking distance to the Railway station giving access to Manchester, Preston etc. The property would be an ideal first time buy or rental investment. The accommodation comprises: Entrance hall, sitting room, living room/dining room, separate fitted kitchen, the first floor has two good size bedrooms and a three piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Outside there is an enclosed 'L' shaped yard.

### LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, at the top turn left on to Railway Road, under the railway bridge the turn right onto Kay Street, turn left onto Tythebarn Street and the property is on the left hand side.



## 36 Tythebarn Street, Darwen

### 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.

### ACCOMMODATION

#### HALLWAY

Radiator

#### SITTING ROOM

13' 3" x 10' (4.04m x 3.05m) Measurements onto recess. PVC double-glazed window, radiator, meter cupboard

#### LIVING ROOM/DINING ROOM

11' 3" x 10' 6" (3.43m x 3.2m) PVC double-glazed window, radiator, built in cupboard with wall mounted gas fired central heating boiler unit

#### FITTED KITCHEN

11' 9" x 5' 9" (3.58m x 1.75m) Fitted wall and floor units, stainless steel single drainer sink unit with mixer tap, tiled splash-backs, PVC double-glazed window, PVC exterior door (to rear yard)

#### FIRST FLOOR

Landing

#### BEDROOM 1

13' 6" x 10' 3" (4.11m x 3.12m) PVC double-glazed window, radiator

#### BEDROOM 2

10' 9" x 8' 7" (3.28m x 2.62m) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

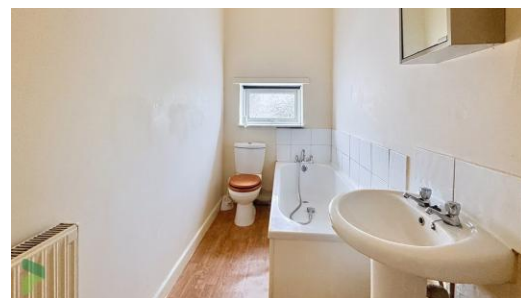
Leasehold  
Approx £1.50 per annum  
Band A  
Blackburn with Darwen Borough Council  
TBC

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.

## 36 Tythebarn Street, Darwen

### FAMILY BATHROOM

10' 7" x 4' 5" (3.23m x 1.35m) Panelled bath with shower attachment, pedestal wash hand basin, low level WC, radiator, tied splash-backs, PVC double-glazed window



### OUTSIDE

Enclosed 'L' shaped 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.



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