PROCTORS
ESTATE AGENTS

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



206 Harwood Street, Darwen

Offers in the region of £210,000

This mature semi detached house is situated in the sought after residential area of Sunnyhurst. It commands an enviable position set back from the road on the junction with Avondale Road. The accommodation briefly comprises entrance hall, through lounge, sun lounge, three bedrooms, a two piece bathroom and a separate WC. It benefits from gas central heating (boiler approximately 12 months old) and PVC double-glazed windows. Outside there are mature garden areas to the front, side and rear along with a driveway and a detached garage. It is approximately 1 mile of the town centre, walking distance to Sunnyhurst Woods and moorland trails. In our opinion the property has been well maintained and is a little dated throughout, however this is reflected in the realistic asking price.







206 Harwood Street, Darwen

LOCATION
From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road, left onto Harwood Street and the property is on the right hand side at the junction with Avondale Road.

TENURE
We are advised by the vendor that the property is Leasehold, nominal ground rent (which is paid up until July 2027). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL
Double radiator

THROUGH LOUNGE AND DINING AREA
24' 7" x 11' (7.49m x 3.35m) PVC double-glazed window (overlooking the front), two radiators, stone built fireplace with electric fire

FITTED KITCHEN
11' 2" x 7' 2" (3.4m x 2.18m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, gas hob, built in oven, radiator, PVC double-glazed window, door through to;

SUN LOUNGE
15' x 6' 6" (4.57m x 1.98m) PVC double-glazed windows and sliding patio doors, radiator, cupboard (houses gas fired central heating boiler unit, approximately 12 months old)











Tenure	Leasehold
Ground Rent	
Council Tax Band	Band C
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	TBC

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.

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FIRST FLOOR
Landing

BEDROOM 1
13' 2" x 11' (4.01m x 3.35m) PVC double-glazed window, double radiator



BEDROOM 2
11' 1" x 11' (3.38m x 3.35m) PVC double-glazed window, radiator

BEDROOM 3
7' 2" x 6' 3" (2.18m x 1.91m) PVC double-glazed window, radiator



TWO PIECE BATHROOM
Panelled bath with shower attachment and 'Mira' shower over, wash hand basin, double radiator, built in cylinder cupboard, PVC double-glazed window



SEPARATE WC
PVC double-glazed window, low level WC

OUTSIDE
Established gardens to the front, side and rear along with a driveway to;



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DETACHED GARAGE

15' x 8' (4.57m x 2.44m) Up and over door





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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