PROCTORS
ESTATE AGENTS

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22 Newton Street, Darwen

Reduced to £88,500 Chain Free!

A traditional stone built garden fronted mid terrace house offering deceptively spacious accommodation, ideal for a rental investor or as a first time purchase. The accommodation briefly comprises; entrance vestibule, sitting room, living room/dining room, a separate kitchen, first floor, two bedrooms and a bright three-piece bathroom. Gas central heating and PVC double-glazed windows are installed throughout. All town centre amenities are all nearby and it is within waking distance of the railway and bus station. Viewing reccomended at this realistic asking price.

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.







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

ACCOMMODATION

VESTIBULE
Original coving to ceiling, door through to;

SITTING ROOM
13' 14" x 13' 06" (4.32m x 4.11m) Measurements into recess. PVC double-glazed window, radiator, brick built fireplace

LIVING ROOM/DINING ROOM
13' 12" x 10' 89" (4.27m x 5.31m) Measurements into recess. PVC double-glazed window, radiator

SEPARATE KITCHEN
8' 96" x 5' 94" (4.88m x 3.91m) PVC double-glazed window, fitted wall and base units, stainless steel single drainer sink unit, radiator, PVC exterior door

FIRST FLOOR
Landing, wall mounted gas fired central heating boiler unit, loft hatch

BEDROOM 1
13' 18" x 13' 09" (4.42m x 4.19m) PVC double-glazed window, radiator

BEDROOM 2
8' 19" x 8' 34" (2.92m x 3.3m) Measurements into recess. PVC double-glazed window, radiator











Tenure	Leasehold
Ground Rent	
Council Tax Band	Band A
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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BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator, tiled splash-backs, PVC double-glazed window







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OUTSIDE
Small garden area to the front and 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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