



PROCTORS

ESTATE AGENTS

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28 Hindle Street, Darwen

£130,000 Chain Free!

Viewing this garden fronted mid terraced house is recommended to fully appreciate the generous family sized living accommodation it has to offer. Briefly comprises: Entrance vestibule, hall, sitting room with feature fireplace, living room and a separate fitted kitchen. On the first floor there are three bedrooms and a three-piece bathroom. There is a very useful and generous size attic room with radiator, new carpet and double-glazed roof window. Benefits include gas central heating, PVC double-glazed windows, new decor and new complimenting flooring. Externally it has a small front garden with wrought iron railings and gate. To the rear there is an enclosed 'L' shaped yard with and access to a communal gated area with mature shrubs (ideal for parking). It is pleasantly situated close to all town centre amenities and easy access to Sunnyhurst, it also convenient for motorway network.



28 Hindle Street, Darwen

LOCATION

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

TENURE

We are advised by the vendor that the property is Leasehold with a nominal ground rent of approximately £2. per annum. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, meter cupboard

HALLWAY

SITTING ROOM

11' 4" x 10' 6" (3.45m x 3.2m) Measurements into recess. PVC double-glazed window, radiator

LIVING ROOM

14' 4" x 13' (4.37m x 3.96m) PVC double-glazed window, radiator, under stairs storage cupboard with light

SEPARATE FITTED KITCHEN

10' 3" x 7' 9" (3.12m x 2.36m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, tiled splash-backs, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

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 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.

FIRST FLOOR

Landing, spindled balustrade

INTERIOR DOOR FROM CORRIDOR TO ATTIC ROOM

BEDROOM 1
12' 3" x 11' 9" (4.57m x 3.92m) Double-glazed roof window, radiator, eaves access



BEDROOM 2

11' 5" x 6' 6" (3.48m x 1.98m) PVC double-glazed window, radiator



OUTSIDE

Small garden area to the front with astroturf, wrought iron railings and gate. To the rear there is an enclosed 'L' shaped yard to the rear and access to enclosed gated area (ideal for off road parking).

BEDROOM 3

9' 9" x 7' 2" (2.97m x 2.18m) PVC double-glazed window, radiator

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.

INNER CORRIDOR



COMPLIANCE

FAMILY BATHROOM

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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