



PROCTORS

ESTATE AGENTS

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93 St. Albans Road, Darwen

Offers Over £140,000 Chain Free!

This mature garden fronted, mid terrace house is situated at the far end of this established residential Street close to a grassed wooded area, it is close to both Sunnyhurst and Lynwood. The family sized accommodation is arranged over two floors and briefly comprises: entrance vestibule, hallway, sitting room with gas fire, living room/dining room with gas fire, a fully fitted kitchen with glazed door to a useful utility room and a separate WC. The first floor has three bedrooms and a four-piece family shower room. The property also has the benefit of PVC double-glazed windows throughout. In our opinion the two generations that lived here have lovingly maintained the house, it is clean and well-cared for, however, some cosmetic updating would now be beneficial, it offers an excellent opportunity for purchasers to personalise and enhance the original features associated with this period property. Externally there is a small, paved garden area to the front and an enclosed yard to the rear with brick built store. Walking distance to St Cuthbert's Primary School, all amenities on Blackburn Road A666 along with easy access to junction 4 M65 and motorway links.



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LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed towards Lynwood. Turn left into St Albans (just before Lynwood Avenue) and the property is at the far end across from Warwick Ave, on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold from 11th September 1950 for 999 years, £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, original coving to ceiling, glazed door through to;

HALLWAY

Feature wall panelling, original coving to ceiling

SITTING ROOM

12' 4" x 10' 83" (3.76m x 5.16m) PVC double-glazed window, gas fire

LIVING ROOM OR DINING ROOM

14' 2" x 13' 2" (4.32m x 4.01m) Measurements into recess. PVC double-glazed window, living flame gas fire, wall lights, under stairs storage cupboard, glazed door through to;

FULLY FITTED KITCHEN

9' 5" x 7' 6" (2.87m x 2.29m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, stainless four ring gas hob, built in double oven, tiled splash-backs, wall mounted water heater, PVC double-glazed window, glazed door through to;

UTILITY ROOM

7' 3" x 6' 8" (2.21m x 2.03m) PVC double-glazed window, plumbed for automatic washing machine, vented for tumble dryer, PVC exterior door (to rear yard)

SEPARATE CLOAKROOM/WC

PVC double-glazed window, low level WC



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
Band B
Blackburn with Darwen Borough Council
E

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.

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FIRST FLOOR

Landing

BEDROOM 1

14' 25" x 10' 7" (4.9m x 3.23m) 14.25 maximum, 12'9" minimum. PVC double-glazed window

BEDROOM 2

12' 4" x 5' 9" (3.76m x 1.75m) PVC double-glazed window

BEDROOM 3

9' 56" x 7' 5" (4.17m x 2.26m) 7'5" maximum, 6'7" minimum. PVC double-glazed window, built in cupboard with shelving

SHOWER ROOM

Glazed and tiled corner shower enclosure, wash hand basin with storage below, low level WC, bidet, mainly tiled walls

OUTSIDE

Small paved garden area to the front and enclosed yard to rear, brick built store with workbench (vice & lathe)



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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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