



PROCTORS

ESTATE AGENTS

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



25 Borough Road, Darwen, Bold Venture

Offers In The Region of £155,000 Chain Free!

Situated in a convenient location within easy reach of town centre amenities and just a short walk from the beautiful Bold Venture Park, this mature mid terraced house occupies an elevated position, set back from the road behind established shrubbery, creating a pleasant sense of privacy. The accommodation comprises an entrance hallway leading to a open plan sitting room with bay window open to living/dining room, providing versatile living. To the rear there is a fitted kitchen that gives access to the enclosed rear yard. To the first floor are three well-proportioned bedrooms together with a three-piece bathroom with shower. Benefits include gas central heating and PVC double-glazed windows. In our opinion it is a little dated and would be ideal for a purchaser looking to personalise and enhance the incredible potential and sought after location.



25 Borough Road, Darwen

TENURE

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

LOCATION

From Darwen town centre leave on Borough Road, at the fork on the right into Punstock Road, there is a gate on the right hand side leading to the row of secluded terraces and the property is on the left hand side.

ACCOMMODATION

HALLWAY

PVC front door with double-glazed unit, radiator, staircase with spindled balustrade to first floor, under stairs storage cupboard

SITTING ROOM

13' 5" x 11' 8" (4.09m x 3.56m) Measurements into PVC double-glazed bay window, radiator, fireplace with marble inset and hearth, gas fire, open plan through to;

LIVING ROOM/DINING ROOM

14' 01" x 11' 5" (4.29m x 3.48m) PVC double-glazed window, radiator

FITTED KITCHEN

11' 07" x 6' 22" (3.53m x 2.39m) Fitted wall and floor units including stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, plumbed for automatic washing machine, radiator, PVC double-glazed window, PVC exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
Blackburn with Darwen Borough Council
D

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.

FIRST FLOOR

Landing, skylight, spindled balustrade



BEDROOM 1

12' 78" x 10' 94" (5.64m x 5.44m) PVC double-glazed window (overlooks Holy Trinity netball court), radiator, fitted wardrobes with sliding mirrored doors



BEDROOM 2

11' 54" x 11' 34" (4.72m x 4.22m) PVC double-glazed window, radiator, built in airing cupboard



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

25 Borough Road, Darwen

BEDROOM 3

8' 9" x 7' 03" (2.67m x 2.21m) PVC double-glazed window (pleasant outlooks), radiator



FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, fully tiled walls, PVC double-glazed window



OUTSIDE

Small area to the front with established shrubs providing privacy. To the rear there is an enclosed yard and shed



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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

