



PROCTORS

ESTATE AGENTS

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69 Baron Street, Darwen

Offers over £165,000

This traditional stone faced garden fronted terraced house offers generous family sized accommodation expected from an end terrace. The accommodation is arranged over two floors and briefly comprises; entrance vestibule, hallway, sitting room with bay window, living room/dining room with feature fire and exterior door, separate fully fitted kitchen with a generous range of integrated appliances, first floor, spacious landing, three bedrooms and a four-piece bathroom. Benefits from gas central heating (serviced annually), PVC double-glazed windows, original period features, contemporary decor and neutral flooring throughout. Viewing is strongly recommended!

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn right then left into Hindle Street, left into Baron Street and the property is on the left -hand side



69 Baron Street, Darwen

TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease, approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Original coving to ceiling, feature stained glass unit

HALLWAY

Original coving to ceiling, radiator and cover

SITTING ROOM

13' 47" x 10' 75" (5.16m x 4.95m) Measurements into recess and into PVC double-glazed bay window, PVC double-glazed window, radiator, stone hearth, original coving to ceiling

LIVING ROOM/DINING ROOM

15' 76" x 11' 41" (6.5m x 4.39m) Measurements into recess, PVC double-glazed exterior door with large double-glazed unit, stone hearth, feature fireplace, radiator, under stairs storage cupboard with meter cupboard

SEPARATE FULLY FITTED KITCHEN

9' 6" x 7' 6" (2.9m x 2.29m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel and glass extractor hood, integrated dishwasher, integrated fridge-freezer, plumbed for automatic washing machine, space for tumble dryer, tiled splash-backs, tiled floor, wall mounted gas fired central heating boiler unit, PVC double-glazed window

FIRST FLOOR

Spacious landing, spindled balustrade, loft hatch

BEDROOM 1

14' 76" x 11' 45" (6.2m x 4.5m) PVC double-glazed window, radiator

BEDROOM 2

9' x 9' (2.74m x 2.74m) Measurements into recess. PVC double-glazed window, radiator

BEDROOM 3

7' 86" x 7' 84" (4.32m x 4.27m) PVC double-glazed window, radiator

FOUR-PIECE BATHROOM



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
Band A
Blackburn with Darwen Borough Council
C

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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Panelled bath with mixer tap, glazed and tiled corner shower enclosure, vanity wash hand basin with drawers below, low level WC, radiator, part tiled walls, tiled floor, spotlighting, PVC double-glazed window

OUTSIDE

Small garden area to the front and enclosed paved 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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