



**PROCTORS**  
ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



### 26 Weavers Mews, Darwen

**£92,500**

**RENTAL INVESTORS ONLY!!** This apartment is aimed solely at rental investors. The longstanding tenant pays £600 p.c.m. The property is in a purpose-built block and is on the first-floor, it is situated on a modern courtyard development, the apartment block offers stairs or lift access to all floors. It is conveniently close to all town centre amenities. The property comprises two bedrooms, a three-piece bathroom and open plan lounge with fully fitted kitchen. Gas central heating, PVC double-glazed windows and intercom access are installed. Externally there are communal gardens, parking and bike store.

#### LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street, and turn left onto Tockholes Road, at the junction carry straight on into Weavers Row. Turn right into Weavers Mews and the apartment block is on the right hand side.



## 26 Weavers Mews, Darwen

### TENURE AND SERVICE CHARGES

We are advised by the vendor, The service charge inclusive of ground rent is £130 per month, paid quarterly, lease length is 999 years and it started in 2003. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

Individual post boxes, intercom access, lift access and staircase

#### APARTMENT ENTRANCE HALLWAY

Built in storage cupboard, intercom point

#### OPEN PLAN LOUNGE TO FITTED KITCHEN

22' 5" x 9' 11" (6.83m x 3.02m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, two radiators, two PVC double-glazed windows, PVC double-glazed double doors (to 'Juliette' balcony)

#### BEDROOM 1

13' 9" x 8' 6" (4.19m x 2.59m) PVC double-glazed window (overlooks the communal gardens and parking bays), radiator

#### BEDROOM 2

12' 9" x 7' 3" (3.89m x 2.21m) PVC double-glazed window (overlooks the communal gardens and parking bays), radiator

#### BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, radiator, part tiled elevations, extractor

#### OUTSIDE

Externally there are communal gardens, parking and bike store.

#### 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.



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](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

