



469 Blackburn Road, Darwen

Offers over £80,000 Chain Free!

A stone faced garden fronted mid terrace property is situated in this convenient location of Blackburn Road close to Vale High school and M65 J.4. In our opinion the property boasts generous sized living accommodation. Briefly comprises; entrance vestibule, hallway, living room, sitting room/dining room, separate kitchen, first floor, three bedrooms and a three-pc bathroom with shower. Benefits from gas central heating and PVC double-glazed windows throughout. The property is ready for a makeover and we feel this is reflected in the realist asking price. All local amenities are on hand including all major bus routes to both Blackburn and Darwen town centres.



469 Blackburn Road, Darwen

LOCATION

From Darwen town centre leave on Blackburn Road towards Blackburn for approximately 1 mile. To park, turn right into View Road or Redvers Road.

TENURE

To be advised

ENTRANCE VESTIBULE

PVC front door, tiled floor, radiator, half glazed door through to;

HALLWAY

Radiator, original coving to ceiling

LIVING ROOM

12' 7" x 11' 7" (3.84m x 3.53m) Measurements into recess. PVC double-glazed window, fireplace

SITTING ROOM/DINING ROOM

14' 3" x 12' 1" (4.34m x 3.68m) Measurements into recess. PVC double-glazed window, radiator

SEPARATE KITCHEN

9' 10" x 8' 1" (3m x 2.46m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, stainless steel four ring gas hob, built in oven, stainless steel extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, tiled splash-backs, tiled floor, under stairs storage cupboard, PVC double-glazed window, exterior door

FIRST FLOOR

Landing

BEDROOM 1

15' 5" x 13' 2" (4.7m x 4.01m) Approximate measurements. PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
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.

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BEDROOM 2

9' 10" x 8' 4" (3m x 2.54m) PVC double-glazed window, radiator

BEDROOM 3

9' 10" x 8' (3m x 2.44m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, part tiled elevations

OUTSIDE

Small garden area to the front with mature hedging. Generous size enclosed yard to the rear with brick-built 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.



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