



PROCTORS

ESTATE AGENTS

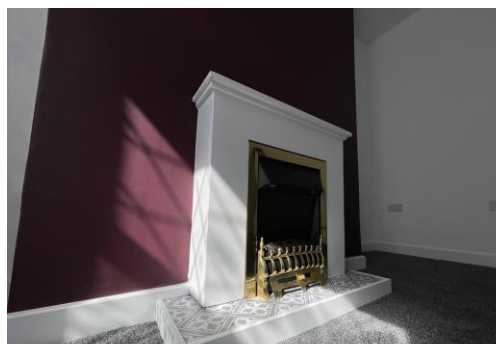
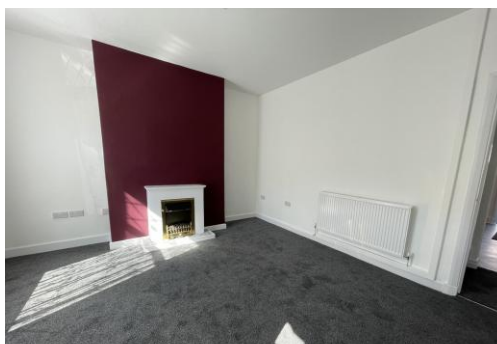
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23 Cavendish Street, Darwen

£77,500 Chain free!

Viewing is essential to appreciate this immaculately presented garden fronted mid terraced house situated in this popular residential area. Accommodation briefly comprises, entrance vestibule, living room with feature fireplace, newly fitted dining kitchen, first floor, two good size bedrooms and a bright and spacious three-piece shower room. The property has the benefit of gas central heating, PVC double-glazed windows, and electrical re-wire. In our opinion this is ideal as a first time purchase or as a rental investment.



23 Cavendish Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street follow the road turn left into Cavendish Street and the property is on the right.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £1.50 pa). Any prospective purchaser should seek clarification from their solicitor.

ENTRANCE VESTIBULE

PVC front door, glazed door through to;

LIVING ROOM

13' 10" x 13' (4.22m x 3.96m) PVC double-glazed window, feature fireplace with electric fire (can easily be removed if required), radiator, meter cupboards

NEWLY FITTED DINING KITCHEN

13' 8" x 11' 2" (4.17m x 3.4m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, concealed gas fired central heating boiler unit, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door

FIRST FLOOR

Landing, radiator

BEDROOM 1

13' 10" x 13' (4.22m x 3.96m) Measurements into recess. PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
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.

23 Cavendish Street, Darwen

BEDROOM 2

9' 5" x 8' 3" (2.87m x 2.51m) Measurements into recess. PVC double-glazed window, radiator, shelving

BRIGHT & SPACIOUS SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, part tiled elevations, laminate flooring, PVC double-glazed window

OUTSIDE

Small block-paved garden area to the front and an enclosed yard to the rear with WC



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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