



# PROCTORS

ESTATE AGENTS

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## 73 St. Albans Road, Darwen

£115,000

This mature garden fronted, mid terrace house is situated on this established residential Street in this sought-after area, close to both Sunnyhurst and Lynwood. The family sized accommodation is arranged over three floors and briefly comprises: vestibule, sitting room, open plan living room/dining room and fitted breakfast kitchen. The first floor has two double bedrooms and a three-piece family bathroom with shower. In addition, there is a useful attic room that the current owners use as a third double bedroom. The property also has the benefit of PVC double-glazed windows and gas central heating. Viewing is recommended to appreciate the size of living accommodation this property offers. Externally there is a small garden area to the front and an enclosed yard to the rear. Easy access to junction 4 M65 and motorway links.



## 73 St. Albans Road, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed towards Lynwood. Turn left into St Albans (just before Lynwood Avenue) and the property is on the right-hand side just before the turning into Warwick Avenue.

### TENURE

We are advised by the vendor that the property is Leasehold, 999 years approximately £1.20 . Any prospective purchaser should seek clarification from their solicitor.

### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, half glazed door through to;

### LIVING ROOM

13' 11" x 12' 3" (4.24m x 3.73m) Measurements into recess. PVC double-glazed window, fireplace with gas fire,

### OPEN PLAN LIVING ROOM AND FITTED KITCHEN

### LIVING ROOM/DINING ROOM

13' 11" x 12' 11" (4.24m x 3.94m) PVC double-glazed window, two radiators, laminate flooring, breakfast bar, open through to;

### KITCHEN

9' 10" x 7' 5" (3m x 2.26m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric point for cooker, plumbed for automatic washing machine, plumbed for dishwasher, tiled splash-backs, radiator, laminate flooring, PVC double-glazed window, PVC exterior door

### FIRST FLOOR

Landing

### BEDROOM 1

14' 1" x 9' 9" (4.29m x 2.97m) Measurements into recess. PVC double-glazed window, radiator, large under stairs storage cupboard with clothes rail

### BEDROOM 2

12' 9" x 10' 8" (3.89m x 3.25m) PVC double-glazed window, radiator, fitted wardrobes (four doors)



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1  
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 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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### FAMILY BATHROOM

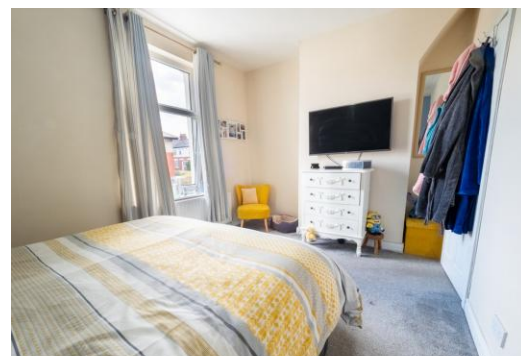
Panelled bath with mixer tap, shower and screen over, combination unit with wash hand basin, low level WC and storage, heated towel rail, fully tiled elevations, skylight

### USEFULL ATTIC ROOM (CURRENTLY USED AS A BEDROOM)

12' 6" x 10' 8" (3.81m x 3.25m) measurements approximate. Carpeted staircase from landing, double-glazed roof window, recessed storage area, spotlighting

### OUTSIDE

Small garden area to the front and enclosed 'L' shaped yard to rear with water tap



### 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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