



97 Cemetery Road, Whitehall, Darwen

£115,000

A "beautifully presented" stone-faced mid terrace house situated in this popular and sought after residential locality of Whitehall. The bright and spacious accommodation is arranged over three floors and must be viewed to fully appreciate. Briefly comprises; entrance vestibule, living room, fitted dining kitchen, basement with coal store, party room/utility and a separate WC. The first floor offers two bedrooms and a family bathroom. PVC double-glazed windows and gas central heating are both installed throughout. Externally there is a privately enclosed yard to the rear with decking and astroturf. It is conveniently situated on the Bolton side of town with local amenities on hand within the area. In our opinion the property is ideal as a first time purchase and viewing is essential!



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LOCATION

From Darwen town centre, leave on Bolton Road and continue for approximately one mile and the property is on the left-hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed units, meter cupboard, interior door through to;

LIVING ROOM

13' 4" x 13' 3" (4.06m x 4.04m) Measurement into recess. PVC double-glazed window, radiator, inset gas fire, spotlighting

FITTED DINING KITCHEN

13' 3" x 9' 9" (4.04m x 2.97m) Fitted grey wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, integrated dishwasher, tiled splash-backs, laminate flooring, radiator, access to;

BASEMENT

Coal store

UTILITY AREA

11' 1" x 5' 10" (3.38m x 1.78m) Fitted worktop, plumbed for automatic washing machine, stainless steel single drainer sink unit with mixer tap, tiled splash-backs, under counter space for tumble dryer, radiator, access to rear yard

WC

Low level WC, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

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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FIRST FLOOR

Landing

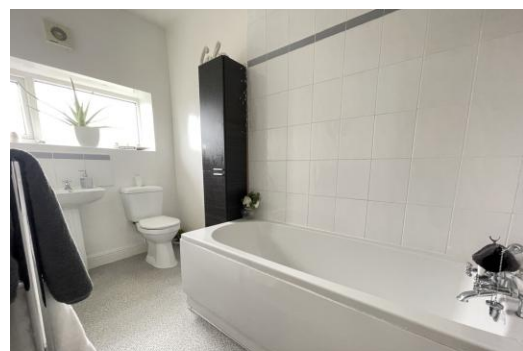
BEDROOM 1

13' 4" x 13' (4.06m x 3.96m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard with clothes rail



BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, extractor, part tiled elevations, PVC double-glazed window



Proctors Darwen

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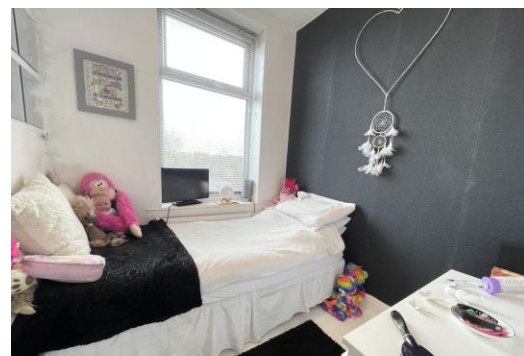
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BEDROOM 2

7' 1" x 6' 11" (2.16m x 2.11m) PVC double-glazed window, radiator, built in cupboard



OUTSIDE

Privately enclosed yard to rear with fencing, gate, decking and astroturf



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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