



# 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)



## 2 Matlock Street, Darwen

**Offers over £95,000, Chain free!**

We strongly recommend internal inspection to fully appreciate this stone faced, garden fronted, end terrace. It is situated in this sought after residential area within walking distance to Sunnyhurst Woods and the town centre. The deceptively spacious accommodation briefly comprises; living room, sitting room/dining room (open aspects), an impressive separate fully fitted kitchen with a full range of integrated appliances, first floor provides two bedrooms (not overlooked) and a stylish, bright and spacious bathroom with free standing bath/shower. Benefits include: gas central heating (approximately 2 years old) and PVC double-glazed windows. Recommended at this realistic asking price.



## 2 Matlock Street, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road, left onto Harwood Street and Matlock Street is set back on the right hand side facing allotments.

### TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### SITTING ROOM

13' 9" x 11' 7" (4.19m x 3.53m) Measurements into recess. PVC double-glazed window (not overlooked), fire surround, radiator, original coving and ceiling rose

#### LIVING ROOM/DINING ROOM

14' 2" x 13' 2" (4.32m x 4.01m) PVC double-glazed window (pleasant outlooks), radiator, under stairs storage area

#### SEPARATE FULLY FITTED KITCHEN

16' 9" x 6' 2" (5.11m x 1.88m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with spray mixer tap, stainless steel four ring gas hob, black extractor hood, built in under oven, extractor hood, integrated automatic washing machine, integrated fridge, built in microwave, built coffee machine, tiled splash-backs, high-gloss tiled flooring, PVC double-glazed window, PVC exterior door with double-glazed unit (leads to paves area and decked area)

#### FIRST FLOOR

Landing

#### BEDROOM 1

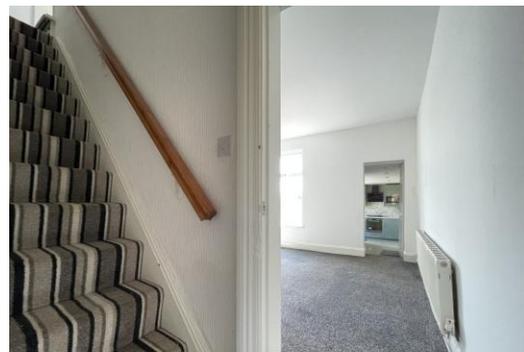
13' 9" x 11' 3" (4.19m x 3.43m) PVC double-glazed window (not overlooked), radiator, free standing wardrobe

#### BEDROOM 2

9' 7" x 8' 6" (2.92m x 2.59m) PVC double-glazed window, radiator, fitted cupboard houses gas fired central heating boiler unit (approximately 2 years old)

#### BRIGHT AND SPACIOUS BATHROOM

Free standing bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, mainly tiled elevations, high-gloss floor tiles, large walk in storage cupboard PVC double-glazed window



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 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.

## 2 Matlock Street, Darwen

### OUTSIDE

Small garden area to the front, to the side there is a paved area and a decked area



### 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.

Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

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



## 2 Matlock Street, Darwen



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

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