



# PROCTORS

ESTATE AGENTS

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## 54 Harwood Street, Darwen

**Offers over £105,000 Chain Free!**

We strongly recommend internal inspection to fully appreciate this recently renovated, garden fronted, end terraced house. It is situated in this sought-after residential area within walking distance to town and Sunnyhurst Woods. The accommodation briefly comprises; entrance vestibule, spacious living room, a separate recently fitted kitchen dining kitchen with high-gloss units and built in appliances, first floor provides two double bedrooms and an impressive three-piece bathroom. Benefits include gas central heating, PVC double-glazed windows, oak interior doors, neutral décor and complimenting flooring throughout. Recommended at this realistic asking price!

### LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street, the property is on the left hand side.



# 54 Harwood Street, Darwen

### TENURE

To be advised

### ACCOMMODATION

### ENTRANCE VESTIBULE

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

### LIVING ROOM

13' 11" x 13' 3" (4.24m x 4.04m) Measurements into recess. PVC double-glazed window, fireplace, radiator, meter cupboards

### DINING KITCHEN

13' 1" x 9' 10" (3.99m x 3m) High-gloss wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, extractor, tiled splash-backs, radiator, large under stairs storage area, PVC double-glazed window, PVC exterior door (to rear yard)

### FIRST FLOOR

Landing

### BEDROOM 1

14' 1" x 10' 2" (4.29m x 3.1m) PVC double-glazed window, radiator

### BEDROOM 2

14' 1" x 10' (4.29m x 3.05m) PVC double-glazed window (not overlooked), radiator

### FAMILY BATHROOM

'L' shaped panelled bath with shower attachment and screen over, vanity wash hand basin with storage, low level WC, heated towel rail

### OUTSIDE

There is a small paved garden area to the front with stone steps, wrought iron fencing and gate. To the rear there is a privately enclosed yard with flower bed

### 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.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
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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