



PROCTORS

ESTATE AGENTS

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53 Brighton Terrace, Darwen

(Offers Over) £100,000

An ideal family sized property situated in this sought-after residential area, close to Sunnyhurst Woods and all amenities in the town centre. This garden fronted mid terrace house is ideal for a buyer looking to add their own personality to a property. The accommodation briefly comprises; vestibule, hallway, two reception rooms, a separate kitchen, rear vestibule, shower room, first floor, three bedrooms, the landing and the main bedroom gives access to a three-piece bathroom. Benefits from PVC double-glazed windows and gas central heating. Externally there is a small garden area to the front and yard area/bin store to the rear. In our opinion the property is in need of some 'TLC' this is reflected in the realistic asking price.



53 Brighton Terrace, Darwen

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn into Harwood Street, turn left into Baron Street and the property is on the right-hand side

TENURE

We are advised by the vendor that the property is Leasehold (approximately £1.20 p.a.). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, original coving to ceiling, meter cupboard, tiled floor, door through to;

HALLWAY

Radiator, dado rail, original coving to ceiling

SITTING ROOM

12' 2" x 10' 7" (3.71m x 3.23m) PVC double-glazed window, radiator, laminate flooring, picture rail, original coving to ceiling

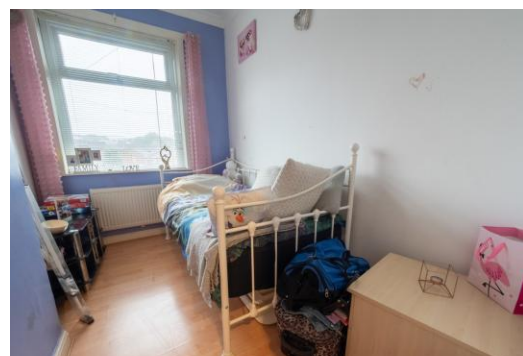
LIVING ROOM/DINING ROOM

14' 5" x 13' 3" (4.39m x 4.04m) Feature fireplace, living flame gas fire, radiator, original coving to ceiling, PVC double-glazed double doors (to rear yard), half glazed double doors through to;

SEPARATE FITTED KITCHEN

16' 8" x 8' 2" (5.08m x 2.49m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas [point for cooker, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, radiator, two PVC double-glazed windows, door through to;

REAR VESTIBULE



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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PVC exterior door (to rear yard), built in shelving, access through to;

SHOWER ROOM

Shower enclosure (the shower tray is broken), wash hand basin, low level WC

FIRST FLOOR

Landing, spindled balustrade, door to 'jack and Jill' bathroom loft access via drop-down ladder,

BEDROOM 1

14' 6" x 12' 3" (4.42m x 3.73m) PVC double-glazed window, radiator, laminate flooring, access through to;

'JACK AND JILL' BATHROOM

Panelled bath, wash hand basin, low level WC, radiator

BEDROOM 2

10' 3" x 7' 3" (3.12m x 2.21m) Measurements into recess. PVC double-glazed window, radiator, laminate flooring

BEDROOM 3

10' 4" x 7' 1" (3.15m x 2.16m) PVC double-glazed window, radiator, laminate flooring

OUTSIDE

Small garden area to the front. Enclosed yard area to the rear

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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