



# 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)



**99 Harwood Street, Darwen**

**£105,000 Chain free!**

## LOCATION

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

## TENURE

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





## 99 Harwood Street, Darwen

A traditional stone faced, garden fronted mid terrace house situated in this residential locality with easy access to both Sunnyhurst woods and the town centre amenities. The nearest primary school and secondary school both have an ofsted rating of good and the multi purpose health centre is five minutes away by car. There are also attractive views over Darwen to from the back of the house and not overlooked at the front. In our opinion it provides generous size living accommodation with many period features and is arranged over three floors: first floor has two good-sized bedrooms, an attic room and a bright three-piece bathroom, the ground floor offers: entrance vestibule, sitting room with original coving and ornate ceiling, living room/dining room (with access to basement), separate kitchen and a integral access to a dry three room basement that offers potential for a number of uses. Benefits from PVC d/g windows and gas central heating (boiler new 2021). Outside there is a small garden area to the front and an enclosed yard to the rear. In our opinion the property is ideal for purchasers looking to add their own personality as the asking price reflects the need for cosmetic improvement.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Original coving too ceiling, glaze door through to;

#### SITTING ROOM

13' 5" x 13' 3" (4.09m x 4.04m) PVC double-glazed window, radiator, picture rail, ornate ceiling, original coving to ceiling, feature exposed and treated floorboards

#### LIVING ROOM/DINING ROOM

13' 5" x 13' 3" (4.09m x 4.04m) Measurements into recess. PVC double-glazed window (open aspects), radiator, original built in cupboard, inset electric stove effect fire, laminate flooring, ornate coving to ceiling

#### SEPARATE KITCHEN

9' 3" x 6' 8" (2.82m x 2.03m) Basic wall and floor units, stainless steel twin inset sinks, tiled splash-backs, PVC double-glazed window (open aspects), PVC exterior door (leads stone steps down to yard)

#### BASEMENT ACCESS FROM LIVING ROOM

#### ROOM 1

12' 9" x 11' 5" (3.89m x 3.48m) Light, stone flagged floor, plumbed for automatic washing machine

#### ROOM 2

13' 6" x 10' 7" (4.11m x 3.23m) Stone flagged floor



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
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 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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### ROOM 3

10' x 6' 3" (3.05m x 1.91m) Wall mounted gas fired central heating boiler unit (new 2021), access to rear yard

### FIRST FLOOR

Landing

### BEDROOM 1

13' 5" x 11' (4.09m x 3.35m) PVC double-glazed window, radiator, spotlighting to ceiling, treated original floorboards

### BEDROOM 2

10' 1" x 10' (3.07m x 3.05m) PVC double-glazed window (open aspects), radiator, feature exposed and treated floorboards

### ATTIC ROOM

13'5 x 11'2 (4.09m x 3.4m) Staircase, Velux double-glazed window, light

### BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, tiled splashbacks

### OUTSIDE

Small garden area to the front and enclosed yard 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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TOTAL FLOOR AREA: 1386 sq ft. (128.7 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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