



14 Brighton Terrace, Darwen

Offers over £120,000 Chain Free!

A traditional stone faced garden fronted mid terrace situated on the lower end of this well established residential street within walking distance of Sunnyhurst Woods and town centre amenities. The Property accommodation briefly comprises; entrance vestibule, hall, two reception rooms, separate kitchen, first floor, two double bedrooms and a three-piece jubilee bathroom with shower. PVC double glazed windows and Gas central heating are installed throughout. Viewing is recommended to appreciate the generous size of accommodation this property has to offer.



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LOCATION

From Darwen town centre leave on Blackburn Road, continue to Lidl and turn left onto Vale Street. Turn right onto Hindle Street, then right onto Brighton Terrace and the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £1.50 pa). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

LOUNGE

PVC double glazed bay window, radiator, feature fireplace with living flame gas fire, original coving to ceiling

SITTING ROOM/DINING ROOM

PVC double glazed window, radiator, feature fireplace with living flame gas fire, original coving to ceiling

SEPARATE FULLY FITTED KITCHEN

Wall and floor units including drawers, stainless steel four ring gas hob, built in electric under oven, extractor hood, stainless steel single drainer sink unit with mixer tap, tiled splash backs, wall mounted gas fired central heating unit, plumbed for washing machine, PVC double glazed window, tiled floor

FIRST FLOOR

Landing

BEDROOM ONE

PVC double glazed window, radiator



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.

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BEDROOM TWO

PVC double glazed window, radiator

THREE PIECE JUBILEE BATHROOM

Panelled bath with shower attachment and screen, pedestal wash hand basin, low level WC, part tiled elevations, extractor fan



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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