



46 Railway Road, Darwen

Offers over £100,000, Chain free!

Two self contained apartments conveniently situated in Darwen town centre, adjacent to the Railway and Bus station and with all other town centre amenities on hand. The ground floor apartment has one bedroom, separate lounge, kitchen and shower room. It is warmed by gas fired central heating and had PVC double-glazing. The first floor is larger and has an extra attic room along with a double bedroom, separate lounge, fully fitted dining kitchen and a three-piece bathroom. It also has gas central heating and PVC double-glazing. Anticipated monthly rental in the region of £900.00 per calendar month.



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LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and turn left. The property is on the right hand side.

TENURE

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

GROUND FLOOR (NUMBER 46)

LOUNGE

15' 6" x 13' 6" (4.72m x 4.11m) Measurements into PVC double-glazed window, radiator, laminate floor

BEDROOM

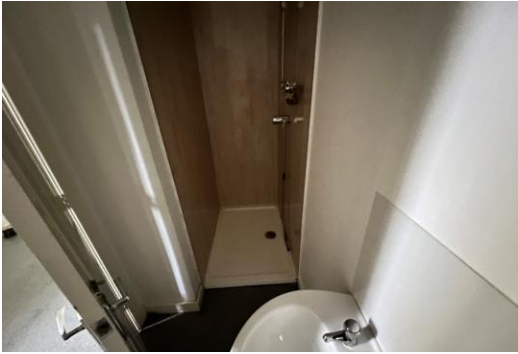
11' 10" x 11' 6" (3.61m x 3.51m) PVC double-glazed window, radiator, laminate flooring

KITCHEN

10' 5" x 8' 1" (3.18m x 2.46m) Wall and floor units including drawers, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double-glazed window, anti-slip flooring

THREE PIECE SHOWER ROOM

Walk in shower, wash hand basin, W/C



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
Blackburn with Darwen Borough Council
D

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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FIRST FLOOR TO UPSTAIRS FLAT

Landing

LOUNGE

18' 0" x 12' 11" (5.49m x 3.94m) Two PVC double-glazed windows, radiator, laminate flooring

FULLY FITTED DINING KITCHEN

11' 0" x 10' 3" (3.35m x 3.12m) Wall and floor units, built in oven, gas hob, extractor, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double-glazed window, radiator, external access

THREE PIECE BATHROOM

11' 6" x 5' 6" (3.51m x 1.68m) Panelled bath with shower and screen,

BEDROOM

11' 6" x 9' 7" (3.51m x 2.92m) PVC double-glazed window, radiator, laminate flooring

SECOND FLOOR

ATTIC ROOM

17' 9" x 14' 0" (5.41m x 4.27m) Velux double-glazed window, radiator

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

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