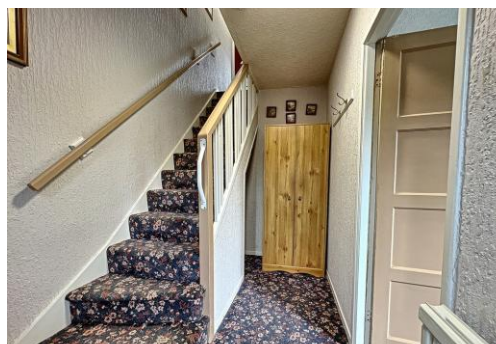




92 Ivinson Road, Darwen

Offers over £75,000

In our opinion this ex-council town house is a good example of generous size accommodation along with the benefit of large gardens. The property is conveniently situated for local amenities. The accommodation comprises, hallway, open plan living room and dining room, a separate fitted kitchen, first floor, three-piece shower room and two double bedrooms ("the main bedroom could provide two rooms with relevant building regulations"). The property benefits from gas central heating and PVC double-glazed windows where stated. "Ideal for first time buyer, rental investors, or small family".



92 Ivinson Road, Darwen

LOCATION

From Darwen town centre leave on Railway Road, continue into Atlas Road and turn right into Olive Lane, left into Anyon Street and follow the road right to the top and turn left onto Ivinson Road, the property is situated on the left hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE HALL

PVC front door with double-glazed unit, carpeted staircase to first floor, fitted cupboards

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE

12' 5" x 10' 4" (3.78m x 3.15m) PVC double-glazed window, radiator, feature fireplace, open through to;

DINING ROOM

8' 9" x 8' 8" (2.67m x 2.64m) PVC double-glazed window, radiator

SEPARATE FITTED KITCHEN

9' 8" x 9' 6" (2.95m x 2.9m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric point for cooker, extractor, plumbed for automatic washing machine, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, loft hatch

BEDROOM 1

15' 8" x 9' 8" (4.78m x 2.95m) Two PVC double-glazed windows, radiator

BEDROOM 2

10' 8" x 8' 8" (3.25m x 2.64m) PVC double-glazed window (overlooks rear garden and Darwen Tower beyond), built in wardrobes

SHOWER ROOM

Glazed and tiled corner shower enclosure, low level WC, vanity wash hand basin with storage below, wood Panelled ceiling, heated towel rail/radiator



Tenure	Freehold
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	E

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.

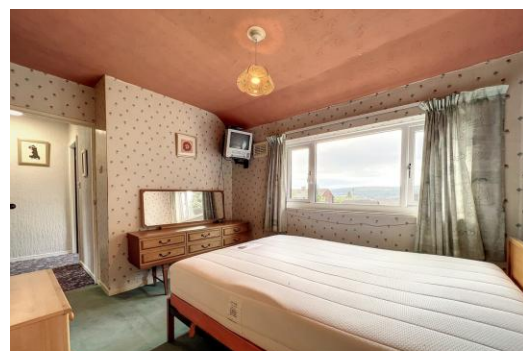
92 Ivinson Road, Darwen

OUTSIDE

Enclosed front garden with mature plants and shrubs. To the rear there is a generous size garden with established borders and lawn. Two brick built store

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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