



# 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)



## 19 Highfield Road, Darwen

**Offers over £130,000, Chain free!**

A modern town house situated in a popular and convenient residential area, close to all amenities which include shops, schools, pre-school nursery and bus services. The accommodation is arranged over two floors and briefly comprises; three bedrooms, a three-piece bathroom, spacious lounge with feature fire and glazed door and a fitted dining kitchen. Benefits from: gas central heating and PVC double-glazed windows. Externally there is a driveway and small garden area to the front and enclosed garden to the rear.



# 19 Highfield Road, Darwen

## LOCATION

From Darwen town centre proceed towards Bolton, turn left onto Hardman Way and continue ahead and along Sudell Road, turn right just before the Victoria Public House onto Highfield Road.

## TENURE

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

## ACCOMMODATION

### LOUNGE

14' x 12' 7" (4.27m x 3.84m) PVC double-glazed window and door, gas fire, radiator

### FITTED DINING KITCHEN

14' x 11' (4.27m x 3.35m) Fitted wall and floor units, stainless steel single drainer sink unit, plumbed for automatic washing machine, gas fired central heating boiler unit, two PVC double-glazed windows and french door

### FIRST FLOOR

Landing, loft hatch, PVC double-glazed window

### THREE-PIECE BATHROOM

Panelled bath with shower attachment, wash hand basin, low level WC, radiator, PVC double-glazed window

### BEDROOM 1

12' 4" x 7' 9" (3.76m x 2.36m) PVC double-glazed window, radiator

### BEDROOM 2

11' 4" x 7' 9" (3.45m x 2.36m) PVC double-glazed window, radiator

### BEDROOM 3

6' 9" x 5' 9" (2.06m x 1.75m) PVC double-glazed window, radiator, built in cupboard



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band B  
Blackburn with Darwen Borough Council  
C

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.

## 19 Highfield Road, Darwen

### OUTSIDE

Gardens to front and rear. Driveway to front



### 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

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)