



38 Sydney Street, Whitehall, Darwen

Reduced to £92,500

Viewing is recommended to fully appreciate this well presented garden fronted end terraced house in the sought after Whitehall area of town. Briefly comprises; entrance vestibule, attractive lounge, a new and impressive fitted dining kitchen with contemporary units and integrated appliances, a useful rear vestibule/boot room, first floor, two double bedrooms and a new bright and stylish three-piece bathroom. Externally there is a small garden area to the front and communal yard to the rear (shared with three other houses). Benefits include PVC double-glazed windows, gas central heating, new neutral décor and new complimenting flooring throughout. Situated on this popular residential street with local amenities on A666 Bolton Road on hand. In our opinion this property would be ideal for a buy-to-let investor with a sitting tenant.



38 Sydney Street, Whitehall, Darwen

TENURE

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

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¾ mile and turn left into Grimshaw Street and right into Meadow Street, turn right into Sydney Street and the property is on the left hand side

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, coving to ceiling, half glazed door through to;

LOUNGE

14' x 10' 6" (4.27m x 3.2m) PVC double-glazed window, radiator, meter cupboard

DINING KITCHEN

13' 8" x 13' 2" (4.17m x 4.01m) Fitted modern wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric 'Neff' hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, concealed gas fired central heating boiler unit, PVC double-glazed window, under stairs storage cupboard, access to;

REAR VESTIBULE/BOOT ROOM/UTILITY AREA

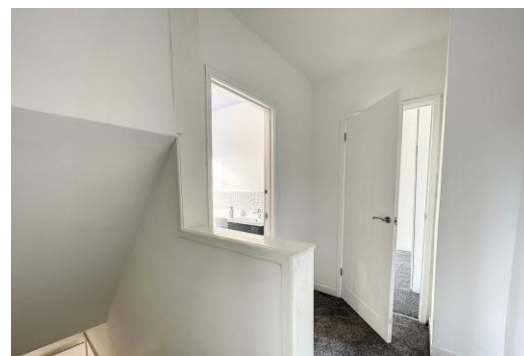
PVC exterior door with double-glazed unit (to yard), plumbed for automatic washing machine

FIRST FLOOR

Landing

BEDROOM 1

14' 2" x 10' 7" (4.32m x 3.23m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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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NEW BATHROOM

Panelled bath with shower attachment and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, mainly tiled elevations, acrylic paneled ceiling with spotlighting, PVC double-glazed window

BEDROOM 2

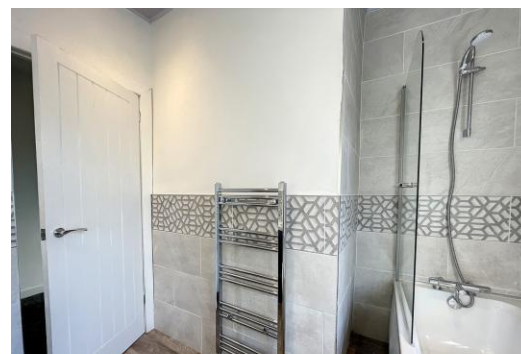
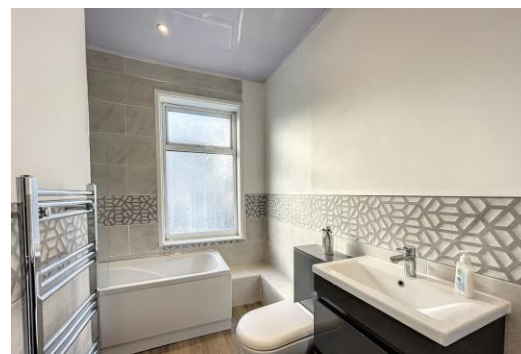
12' 8" x 7' 8" (3.86m x 2.34m) PVC double-glazed window, radiator, built in cupboards with shelving

OUTSIDE

Small garden area to the front and communal yard to the year (shared with three other houses)

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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