



PROCTORS

ESTATE AGENTS

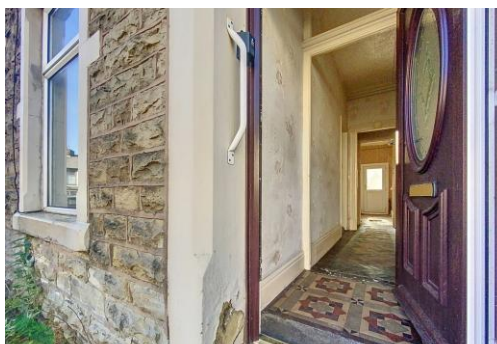
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59 Heys Lane, Darwen

£55,000

Cash buyers only! This stone faced mid terrace property is conveniently situated close to all amenities on Blackburn Road. The property has the benefit of two double bedrooms, a three-piece shower room, ground floor, living room and dining kitchen with one fitted unit. Externally there is an enclosed rear yard with brick built store and WC. PVC double-glazed windows are installed where stated. In our opinion the asking price represents a ideal investment property for cash buyers.



59 Heys Lane, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, turn right onto Heys Lane and the property is past the Broughton Street junction, at the far end 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.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, tiled floor, original coving to ceiling, glazed door through to;

HALLWAY

Original coving to ceiling

LOUNGE

12' 2" x 9' 7" (3.71m x 2.92m) Measurements into recess. PVC double-glazed window, original coving to ceiling, meter cupboard

DINING KITCHEN

13' 2" x 12' 2" (4.01m x 3.71m) Fitted stainless steel sink, PVC double-glazed window, under stairs storage, PVC exterior door (to rear yard)

FIRST FLOOR

Landing

BEDROOM 1

13' 2" x 12' 3" (4.01m x 3.73m) Measurements approximate. Airing cupboard, built in storage cupboard, direct access through to;

SHOWER ROOM

Shower, pedestal wash hand basin, low level WC, PVC double-glazed window

BEDROOM 2

13' 2" x 12' 1" (4.01m x 3.68m) Measurements into recess. PVC double-glazed window

OUTSIDE

Enclosed yard to rear with brick built store and WC



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
Blackburn with Darwen Borough Council
F

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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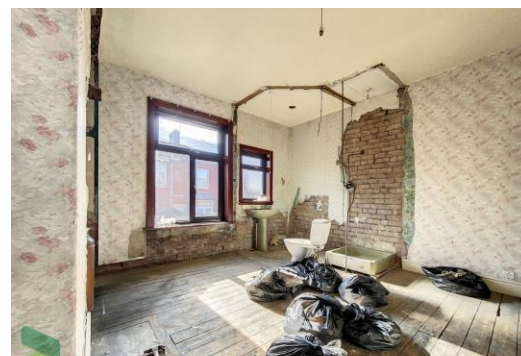
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PLEASE NOTE

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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