



PROCTORS

ESTATE AGENTS

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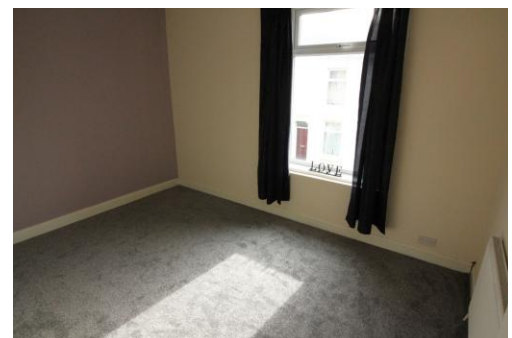
32 Garnett Street, Darwen

£76,000

"A investment opportunity". The tenant wishes to stay at the property, on that basis we feel this would be an ideal buy for a landlord. This stone faced mid terrace house situated in this convenient residential area close to all amenities on Sudell and within walking distance of the town centre. The property briefly comprises; living room, fully fitted dining kitchen, first floor, two bedrooms and a three-piece bathroom with shower. PVC double-glazed windows and gas central heating are both installed throughout. Externally there is an enclosed yard to the rear

LOCATION

From Darwen town centre leave on Bolton road, turn left in Hardman Way and proceed on to Sudell Road, at the junction turn left on to Sudellside Street, turn left into Garnett Street and the property is on the left hand side.



32 Garnett Street, Darwen

TENURE

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

ACCOMMODATION

LIVING ROOM

PVC door with double-glazed unit, PVC double-glazed window, laminate flooring, radiator

FITTED DINING KITCHEN

Wall and floor units including drawers, stainless steel one and a half bowl single drainer sink unit, four ring gas hob, built in under oven, extractor, tiled flooring, tiled splashbacks, wall mounted gas fired central heating boiler unit, PVC door, PVC double-glazed window, radiator, understairs storage

FIRST FLOOR

Landing

BEDROOM 1

PVC double-glazed window, radiator, built in cupboard

BEDROOM 2

PVC double-glazed window, radiator, built in cupboard

BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, low-level W.C., tiled splashbacks, extractor, laminate flooring, PVC double-glazed window, radiator

OUTSIDE

Enclosed yard to rear

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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