



# PROCTORS

ESTATE AGENTS

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**19 Redvers Road, Darwen**

**Offers over £135,000, Chain free!**

An immaculate, mature town house which, in our opinion, has been lovingly maintained to exacting standards and is in excellent condition throughout. The accommodation has an attractive lounge open to a dining room with PVC double-glazed exterior doors, a fully fitted kitchen, utility room, bathroom, first floor, two bedrooms and a recently fitted three-piece shower room. It is tastefully decorated throughout, and benefits from gas central heating and PVC double-glazed windows. Externally the front garden has off road parking for two cars and to the rear there is a generous size enclosed garden. Viewing is a must to fully appreciate!



# 19 Redvers Road, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, straight ahead at the mini round about at St Edwards School and Redvers Road is on the right-hand side, the property is on the right.

## TENURE

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

## ACCOMMODATION

### ENTRANCE HALL

PVC front door, radiator

### OPEN PLAN LOUNGE AND DINING ROOM

21' x 10' 9" (6.4m x 3.28m) PVC double-glazed window, feature fireplace, living flame gas fire, two radiators, inset display cabinet, PVC double-glazed double doors to rear garden

### FULLY FITTED KITCHEN

10' 6" x 9' 3" (3.2m x 2.82m) Fitted wall and floor units including drawers, display units, white single sink unit with mixer tap, integrated microwave, built in oven and grill, radiator, PVC double-glazed window, PVC door through to;

### UTILITY ROOM

7' 9" x 6' 1" (2.36m x 1.85m) Fitted wall and floor units including stainless steel single drainer sink unit with mixer tap, plumbed for automatic washing machine, PVC double-glazed window, skylight, PVC exterior door

### BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, heated towel rail, tiled elevations, two PVC double-glazed windows

### FIRST FLOOR

Spacious landing, built in airing cupboard, loft access vis drop-down ladder (part boarded)

### BEDROOM 1

13' 1" x 11' 1" (3.99m x 3.38m) PVC double-glazed window, radiator

### BEDROOM 2

13' 3" x 9' 5" (4.04m x 2.87m) PVC double-glazed window, radiator, built in cupboard



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band A  
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 Redvers Road, Darwen

### NEW SHOWER ROOM

Glazed and tiled corner shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, tiled elevations, tiled floor, spotlighting, two PVC double-glazed windows

### OUTSIDE

The front garden has off road parking for two cars and to the rear there is a generous size enclosed garden with two stores



### 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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