



PROCTORS

ESTATE AGENTS

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'September Cottage', 146 Marsh House Lane, Darwen

£95,000 Chain Free!

A traditional cottage situated in this established residential area within walking distance to Blacksnake playing fields or Darwen town centre. The property has many of the original cottage features, including low ceilings and steps down or up to most rooms! It is in need of renovation throughout, and we feel this is reflected in the asking price. Briefly comprises hallway, spacious living room, steps down to fitted kitchen, rear lean to, first floor, two bedrooms (one with fitted furniture) and a three-piece bathroom. Externally there is a small garden area to the front and a yard area to the rear. Easy commuter routes to Bolton, Blackburn and motorway links M65.

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and turn right onto Marsh House Lane. From here continue ahead and the property is on the left-hand side.



146 Marsh House Lane, Darwen

TENURE

To be advised

ACCOMMODATION

HALLWAY

PVC front door with double-glazed units, electric storage heater, step down to;

LIVING ROOM

15' x 11' 3" (4.57m x 3.43m) Measurements into recess. PVC double-glazed diamond leaded window, gas stove effect fire, wall lights, steps down to;

FITTED KITCHEN

11' 9" x 9' (3.58m x 2.74m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, gas point for cooker, tiled splash-backs, electric storage heater, under stairs storage cupboard, PVC double-glazed window

LEAN TO

Access to rear yard

FIRST FLOOR

Steps down to bedroom two and the bathroom

BEDROOM 1

15' 2" x 12' 7" (4.62m x 3.84m) Maximum measurement. PVC double-glazed window, electric storage heater, fitted furniture

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC

BEDROOM 2

9' x 7' 8" (2.74m x 2.34m) Electric storage heater



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
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 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.



OUTSIDE

Small garden area to the front and yard area to the 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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