



## 8 Hartington Road, Darwen

Offers over £125,000

A deceptively spacious bay windowed, garden fronted mid terrace property situated in this much sought after residential area, close to both Sunnyhurst Woods and Lynwood on a quiet cul-de-sac street. The accommodation briefly comprises; entrance vestibule, hall, sitting room with bay window, living room/dining room, a separate kitchen, first floor, two double bedrooms and a family bathroom. Benefits from PVC double-glazed windows and gas central heating. Externally there is a small garden area to the front and an enclosed 'L' shaped yard to the rear with brick built sores and a WC. The property is close to St Cuthberts Primary School. In our opinion the property is realistically priced to reflect the need for improvement works, would be ideal for any purchaser looking to add their own personality.



## 8 Hartington Road, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn left into St Albans Road, continue ahead and turn left into Hartington Road and the property is 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

Original coving to ceiling, stained glass leaded interior door through to;

#### HALLWAY

Original coving to ceiling

#### SITTING ROOM

15' 1" x 10' 2" (4.6m x 3.1m) Measurements into recess and into PVC double-glazed bay window, radiator, exposed and treated floorboards

#### LIVING ROOM/DINING ROOM

13' 9" x 12' 7" (4.19m x 3.84m) Measurements into recess. PVC double-glazed window, tiled fireplace, radiator, original built on storage cupboards and drawers

#### SEPARATE FITTED KITCHEN

10' 4" x 8' (3.15m x 2.44m) Fitted wall and floor units including stainless steel single drainer sink unit, electric point for cooker, extractor hood, plumbed for automatic washing machine, tiled splash-backs, tiled floor, PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

Landing, spindled balustrade

#### BEDROOM 1

14' 2" x 12' 5" (4.32m x 3.78m) Measurements into recess. PVC double-glazed window, radiator

#### BEDROOM 2

12' 7" x 9' 5" (3.84m x 2.87m) Measurements up to built in cupboards (one houses gas fired central heating boiler unit), radiator, PVC double-glazed window



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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### BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, heated towel rail, part tiled elevations, large skylight, heated towel rail

### OUTSIDE

Small garden area to the front, enclosed 'L' shaped yard to the rear with tow brick built stores and a WC



### 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.

Proctors Darwen

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