



# PROCTORS

ESTATE AGENTS

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## 25 Dover Street, Lower Darwen, Darwen

£110,000

A very attractive stone built mid terrace cottage on this popular cobbled street in this convenient and sought after residential area close to the centre of Lower Darwen. The property enjoys original cottage character with original features. There are two bedrooms, a three piece bathroom with shower, a spacious lounge and a fully fitted kitchen. It has gas central heating and PVC double glazing. There is a rear courtyard with AstroTurf. Viewing is highly recommended.

### TENURE

TBC

### ACCOMODATION



## 25 Dover Street, Lower Darwen, Darwen

### LOUNGE

14' 1" x 12' 1" (4.29m x 3.68m) PVC double glazed window and door, brick fireplace with fire surround, beamed ceiling

### KITCHEN

14' x 10' 3" (4.27m x 3.12m) Wall and floor units, built in oven, gas hob, extractor, stainless steel single drainer sink unit, open staircase, beamed ceiling, exposed stone walling, PVC double glazed window and door, tiled flooring

### STAIRS TO FIRST FLOOR LANDING

Spindled balustrade with loft access

### BEDROOM ONE

14' x 12' 3" (4.27m x 3.73m) Radiator, PVC double glazed window, stone chimney breast

### BEDROOM TWO

10' x 8' (3.05m x 2.44m) Radiator, PVC double glazed window, built in cupboard

### THREE PIECE BATHROOM

Three piece white suite with panelled bath, shower and screen, PVC double glazed window, radiator

### OUTSIDE

Rear yard with Astro Turf area

### 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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