



PROCTORS

ESTATE AGENTS

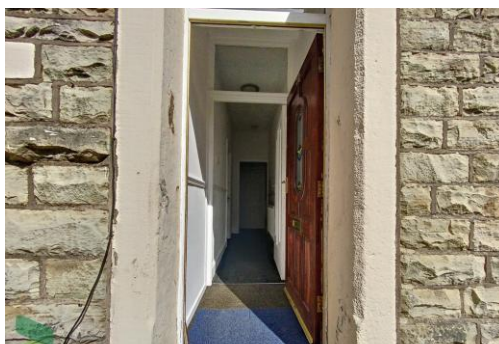
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28 Maria Street, Whitehall, Darwen

Offers Over £70,000, Chain free!

A stone faced mid terrace house situated in this sought after residential locality of Whitehall. The accommodation comprises, first floor, two bedrooms and a three-piece bathroom with shower, ground floor, lounge and a generous sized dining kitchen. Gas central heating and PVC double-glazed windows are both installed. In our opinion the property is offered at a realistic asking price to reflect the need for cosmetic improvements. All amenities are within the area and include Ashleigh primary school, pre-school nursery, bus services and local shops.



28 Maria Street, Whitehall, Darwen

LOCATION

From Darwen town centre, leave on Bolton Road and continue for approximately one mile, turn left onto Grimshaw Street, second right onto Meadow Street, continue ahead and Maria Street 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

door through to;

HALLWAY

Radiator

LIVING ROOM

13' 5" x 10' 1" (4.09m x 3.07m) Measurements into recess. PVC double-glazed window, built in cupboard, meter cupboard

DINING KITCHEN

11' 7" x 10' (3.53m x 3.05m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built in under oven, extractor hood, tiled splash-backs, PVC double-glazed window, under stairs storage area

FIRST FLOOR

Landing, loft hatch

BEDROOM 1

13' 5" x 13' 2" (4.09m x 4.01m) Measurements into recess. PVC double-glazed window, radiator

BEDROOM 2

7' 1" x 7' 1" (2.16m x 2.16m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, part tiled elevations, built in cupboard, PVC double-glazed window



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.

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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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