



# PROCTORS

ESTATE AGENTS

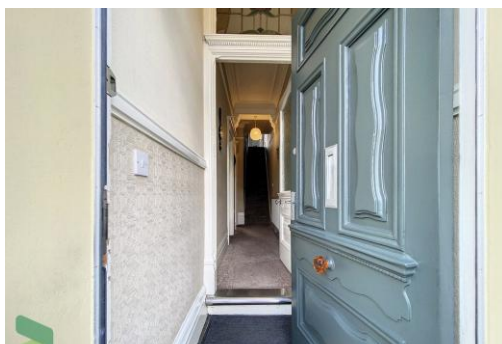
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## 90 Blackburn Road, Darwen

£160,000

This mature garden fronted mid terrace house is situated with all amenities on hand on Blackburn Road along with easy access to junction 4 M65. The accommodation is arranged over three floors and must be viewed to appreciate the generous family size living accommodation on offer. Briefly comprises: entrance vestibule, hallway, sitting room with bay window, living room/dining room, a separate fully fitted kitchen with white units and built in appliances, first floor has the benefit of three double bedrooms, a spacious bathroom with shower, second floor attic with two further double bedrooms. Benefits also include gas central heating and PVC double-glazed windows. Externally there is an enclosed 'L' shaped yard to the rear. Local amenities, Avondale and St Edwards Primary school and Darwen Vale high school are all nearby and the motorway network is easily accessible.



## 90 Blackburn Road, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and the property is on left hand side (just after Windsor Road and after the petrol station).

### TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 p.a. 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Mosaic tiled floor, original coving to ceiling, dado rail, half glazed door through to;

#### HALLWAY

Original coving to ceiling, radiator

#### SITTING ROOM

17' 6" x 12' (5.33m x 3.66m) Measurements into recess and into PVC double-glazed bay window, feature fireplace with living flame gas fire, radiator, original coving to ceiling, picture rail, double doors through to;

#### LIVING ROOM/DINING ROOM

16' x 12' 4" (4.88m x 3.76m) Measurements into recess, PVC double-glazed window, built in cupboard, radiator, original coving to ceiling, picture rail

#### SEPARATE FITTED KITCHEN

12' 7" x 8' 3" (3.84m x 2.51m) Fitted white wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, black four ring gas hob, built in oven, extractor hood, integrated fridge, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, radiator, under stairs storage cupboard, PVC double-glazed window, PVC exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
Approximately £1.50 per annum  
Band B  
Blackburn with Darwen Borough Council  
D

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.

## 90 Blackburn Road, Darwen

### FIRST FLOOR

Landing, spindled balustrade, skylight, under stairs storage cupboard

### BEDROOM 1

15' 7" x 12' 2" (4.75m x 3.71m) PVC double-glazed window, radiator, built in cupboard

### BEDROOM 2

12' 6" x 8' 3" (3.81m x 2.51m) Two PVC double-glazed windows, radiator

### BEDROOM 3

11' 9" x 9' 9" (3.58m x 2.97m) PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, fully tiled elevations, extractor fan, PVC double-glazed window

### CARPETED STAIRCASE FROM 1ST FLOOR LANDING TO;

### BEDROOM 4

11' 8" x 8' 1" (3.56m x 2.46m) 14'5 maximum. Eaves access, radiator

### BEDROOM 5

9' x 8' 6" (2.74m x 2.59m) 14'5 maximum. Double-glazed roof window, radiator, eaves access

### OUTSIDE

Small garden area to the front, enclosed 'L' shaped yard 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.



Proctors Darwen

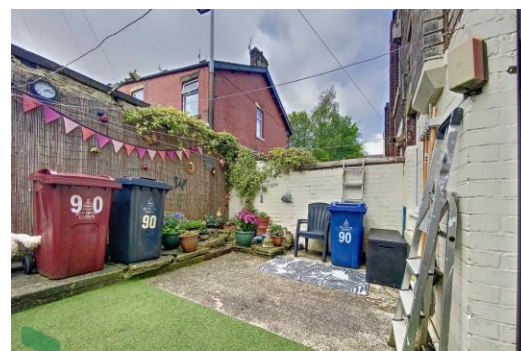
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