



PROCTORS

ESTATE AGENTS

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16 Oxford Street, Darwen

Offers Over £105,000

A deceptively spacious mid terrace house set just off the A666 close to all local amenities on Blackburn Road and within easy reach of the surrounding town centres of Darwen and Blackburn. The accommodation briefly comprises: entrance vestibule, living room with feature fireplace, fitted dining kitchen, first floor, three bedrooms (one with shower room) and three piece family shower room. Externally there is an enclosed yard to the rear. Benefits from gas central heating and PVC double glazed windows are installed where stated.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and proceed through to Hollins Grove. Turn right into Pitville Street. Turn left into Clifton Street, proceed into Sandringham Road, turn right into Oxford Street and the property is on the left-hand side.



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TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.20 p.a, assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

PVC front door, half glazed door through to;

LIVING ROOM

14' x 12' 7" (4.27m x 3.84m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace electric fire

DINING KITCHEN

21' 5" x 12' 6" (6.53m x 3.81m) Fitted wall and floor units, stainless steel single sink unit, four ring gas hob, built in under oven, extractor, plumbed for automatic washing machine, wall mounted gas central boiler unit, PVC double-glazed window, exterior door, staircase to first floor

FIRST FLOOR

Landing

BEDROOM 1

11' 8" x 9' 9" (3.56m x 2.97m) PVC double-glazed window, radiator, laminate flooring, glazed and tiled shower enclosure, separate low level WC, pedestal wash hand basin, extractor fan, tiled splash-backs

BEDROOM 2

12' 8" x 10' 9" (3.86m x 3.28m) Measurements into recess. PVC double-glazed window, radiator, cast iron fireplace

BEDROOM 3

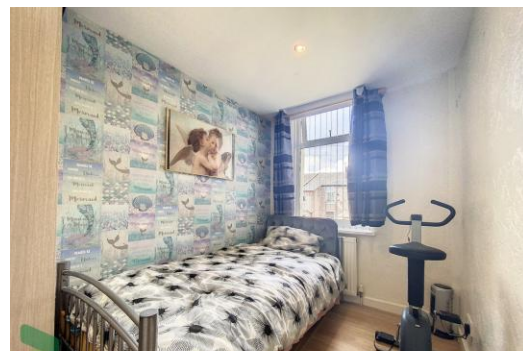
9' 8" x 6' 3" (2.95m x 1.91m) PVC double-glazed window, radiator, laminate flooring

SHOWER ROOM

Glazed and tiled shower enclosure, vanity wash hand basin with cupboards, low level WC, radiator, part tiled elevations, spotlighting

OUTSIDE

Enclosed yard to rear with store



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1
Band A
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.

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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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