



PROCTORS

ESTATE AGENTS

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50 Holden Fold, Darwen

Offers Over £50,000

ATTENTION CASH BYERS.... RENOVATION PROJECT! A deceptively spacious mature mews house in this convenient location at Chapels/Pothouse. The accommodation comprises; entrance hallway, living room open through to dining room, separate kitchen, first floor, two double bedrooms and a three-piece bathroom. Benefits from PVC double-glazed windows. Outside there are enclosed gardens to the front and rear.

LOCATION

From Darwen town centre leave Duckworth Street, turn right onto Dove Lane, continue ahead onto Exchange Street, right onto Gordon Street, turn left onto Chapels Brow, turn right into Knowle Lane and continue ahead into Moor Lane, Holden fold is ahead and the property is on the right hand side.



50 Holden Fold, Darwen

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

HALLWAY

Staircase to first floor

LIVING ROOM

12' 6" x 10' 5" (3.81m x 3.18m) PVC double-glazed window, radiator, open through to;

DINING ROOM

10' 5" x 9' 3" (3.18m x 2.82m) PVC double-glazed window, radiator

KITCHEN

9' 11" x 9' 7" (3.02m x 2.92m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, electric point for cooker, tiled splash-backs, PVC double-glazed window, door to rear garden

FIRST FLOOR

Landing

BEDROOM 1

15' 9" x 11' 7" (4.8m x 3.53m) Two PVC double-glazed windows, radiator, built in cupboard

BEDROOM 2

10' 9" x 8' 8" (3.28m x 2.64m) PVC double-glazed window, radiator, built in cupboard

BATHROOM

Panelled bath, wash hand basin, low level WC, radiator, tiled splash-backs

OUTSIDE

Generous size enclosed gardens to the front and 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.



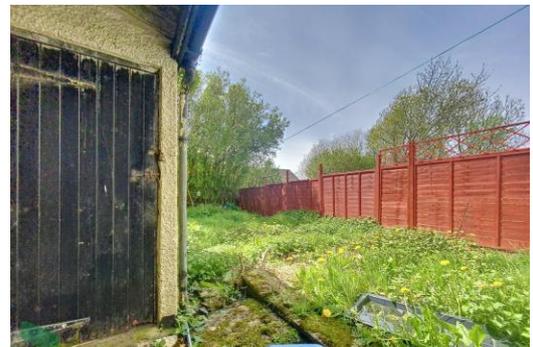
Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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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