



PROCTORS

ESTATE AGENTS

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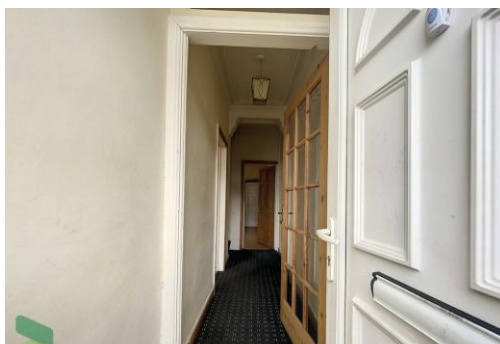
2 Broughton Street, Darwen

Offers over £60,000, Chain free!

This stone faced end terrace is conveniently situated close to all amenities on Blackburn road and the town centre along with easy access to M65 junction 4. In our opinion it is ideal as renovation project. The accommodation comprises; entrance vestibule, hallway, living room with feature fireplace, a dining kitchen, first floor, two good size bedrooms and a three-piece bathroom with shower. PVC double-glazed Windows and gas central heating are both installed. Viewing is highly recommended to cash buyers. Chain free!

LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, turn right onto Heys Lane, left onto Broughton Street and the property is on the right hand side.



2 Broughton Street, Darwen

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, glazed door through to;

HALLWAY

Radiator, original coving to ceiling

LIVING ROOM

12' 2" x 11' 8" (3.71m x 3.56m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, built in cupboard

FITTED DINING KITCHEN

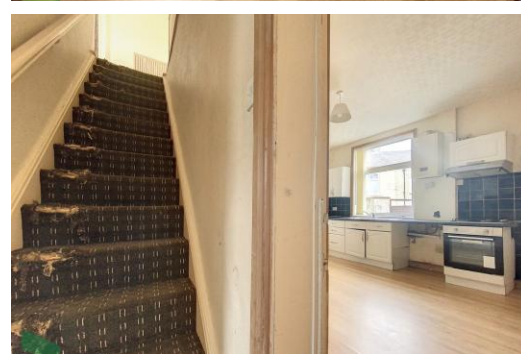
15' 6" x 13' (4.72m x 3.96m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, extractor, wall mounted gas fired central heating boiler unit, tiled splash-backs, under stairs storage cupboard, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, radiator

BEDROOM 1

15' 6" x 12' 2" (4.72m x 3.71m) Measurements into recess. PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

To be advised

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 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.

2 Broughton Street, Darwen

FAMILY BATHROOM

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

BEDROOM 2

13' x 7' 8" (3.96m x 2.34m) PVC double-glazed window, radiator, walk in storage cupboard



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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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