



PROCTORS

ESTATE AGENTS

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20 Anyon Street, Darwen

Reduced to £115,000

Viewing is essential to fully appreciate this deceptively spacious garden fronted mid terrace property situated conveniently close to schools, local amenities and walking distance to town. The accommodation is arranged over three floors and in our opinion would be ideal for a growing family. Briefly comprises: entrance vestibule, hallway, impressive open plan lounge and dining room. A fully fitted kitchen with high-gloss units and built in appliances. First floor, bright and spacious family bathroom with fitted dressing table, separate WC, two double bedrooms with fitted furniture, feature open tread staircase to attic bedroom with open aspects and direct access to large walk in eaves storage (could be ideal as a walk in wardrobe). Benefits from gas central heating and PVC double-glazed windows. Externally there is a small garden area to the front and an enclosed 'L' shaped yard to the rear. Walking distance to Railway and bus station.



20 Anyon Street, Darwen

LOCATION

From Darwen town centre leave on Railway Road, continue into Atlas Road and turn right into Olive Lane, left into Anyon and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold. Approximately £1.80 p.a, assumption 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

Composite front door with double-glazed unit, meter cupboard, coving to ceiling, glazed door through to;

HALLWAY

Radiator, light oak wood flooring, coving to ceiling

OPEN PLAN LIVING AND DINING ROOM

29' 2" x 11' 7" (8.89m x 3.53m) Two PVC double-glazed window, light oak wood flooring, two radiators, coving to ceiling, under stairs storage cupboard with light

FULLY FITTED KITCHEN

13' 1" x 7' 9" (3.99m x 2.36m) Fitted high-gloss wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, gas hob, built in under oven, large stainless steel extractor hood, integrated fridge-freezer, plumbed for automatic washing machine, under unit space for tumble dryer, tiled elevations, PVC double-glazed window

FIRST FLOOR

Landing, PVC double-glazed window, two radiators, feature open tread staircase to second floor attic bedroom

BRIGHT AND SPACIOUS BATHROOM

Corner panelled bath with shower attachment, pedestal wash-hand basin, fitted dressing table with storage, radiator, PVC double-glazed window

SEPARATE WC

PVC double-glazed window, low level WC

BEDROOM 1

14' 9" x 12' 9" (4.5m x 3.89m) measurements up to fitted wardrobes (six doors), fitted cupboards over the bed area, matching dressing table unit, radiator, PVC double-glazed window



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Leasehold

£2

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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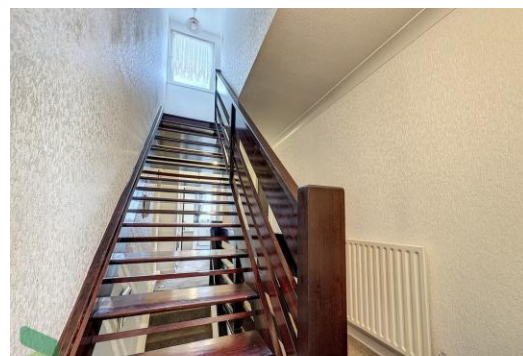
BEDROOM 2

12' 8" x 8' 8" (3.86m x 2.64m) Fitted wardrobes and storage cupboards, PVC double-glazed window, radiator



FROM FIRST FLOOR LANDING OPEN TREAD STAIRCASE

To attic



ATTIC BEDROOM 3

15' 4" x 11' 2" (4.67m x 3.4m) PVC double-glazed window, radiator, access to large walk in eaves storage



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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.



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