



PROCTORS

ESTATE AGENTS

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21 Ashleigh Street, Darwen

Reduced to £149,995, Chain free!

This garden fronted mid terrace house is situated in this much sought after location in the Whitehall area of town, over looking Ashleigh Barrow, walking distance to Whitehall park, Ashleigh Primary school and all amenities on hand on Bolton Road A666. In our opinion the property provides deceptively spacious family sized living accommodation. Briefly comprises, entrance vestibule, living room, extended open plan dining room and fitted kitchen with high gloss units and PVC double-glazed double doors to enclosed yard area, first floor, bright and spacious four-piece family bathroom, two bedrooms, a carpeted staircase from the first-floor landing gives access to two double bedrooms. It has gas central heating and PVC double-glazed windows. Viewing is highly recommended to fully appreciate.



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LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Epworth Street, follow the road round, continue ahead past Northcote Street, turn left into Ashleigh Street Park and the property is on the left-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit

LIVING ROOM

12' 9" x 12' 5" (3.89m x 3.78m) PVC double-glazed window, radiator, fireplace, meter cupboard

OPEN PLAN KITCHEN DINER

DINING AREA

12' 9" x 12' (3.89m x 3.66m) Laminate flooring, radiator, generous size under stairs storage area

FULLY FITTED KITCHEN

10' 8" x 9' 3" (3.25m x 2.82m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel five ring gas hob, stainless steel extractor hood, plumbed for automatic washing machine, plumbed for dishwasher, built in oven, tiled splash-backs, tiled floor, double-glazed roof window, spotlighting PVC double-glazed double doors (to rear yard)

FIRST FLOOR

Landing

SPACIOUS AND BRIGHT BATHROOM

Glazed and tiled corner shower enclosure, paneled bath, low level WC, heated towel rail, extractor fan, PVC double-glazed window, tiled floor



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
C

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 1

13' x 9' 9" (3.96m x 2.97m) PVC double-glazed window (overlooks Ashleigh Barrow), radiator

BEDROOM 2

9' 8" x 7' 7" (2.95m x 2.31m) PVC double-glazed window, radiator

CARPETED STAIRCASE FROM FIRST FLOOR LANDING TO;

SECOND FLOOR BEDROOM 3

14' 14" x 11' 7" (4.62m x 3.53m) PVC double-glazed window (roof top views and India Mill Chimney), radiator

BEDROOM 4

14' 14" x 11' 7" (4.62m x 3.53m) Measurements 11'7" max, 9'2" minimum. Double-glazed window, radiator, recessed shelving

OUTSIDE

Small garden area to the front and small yard to the rear with astroturf and a covered area

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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