



19 Brandwood Street, Darwen

Offers over £110,000, Chain free!

A brick built modern town house situated in a popular and convenient residential area, close to all amenities which include shops, schools, pre-school nursery and bus services. The accommodation provides three bedrooms (two are doubles), a bright three-piece bathroom with shower, spacious lounge with feature fireplace and glazed double doors through to fitted dining room, archway through to fitted kitchen with built in appliances. Gas central heating and PVC double-glazed windows are installed. Externally there is an enclosed tiered garden with paved patio to the rear and to the front there is a driveway.

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LOCATION

From Darwen town centre leave on Hardman Way, continue into Sudell road. Turn right into Highfield Road, right onto Brandwood Street and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £50 p.a). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALLWAY

PVC front door with double-glazed unit, radiator, laminate flooring, staircase to first floor

LOUNGE

14' 4" x 12' 3" (4.37m x 3.73m) PVC double-glazed window, radiator, feature fireplace, gas fire, marble hearth, half glazed double doors through to;

DINING AREA

8' 8" x 7' 7" (2.64m x 2.31m) Laminate flooring, radiator, PVC double-glazed sliding door (to rear garden), archway through to;

FITTED KITCHEN

9' 7" x 8' 9" (2.92m x 2.67m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, electric hob, built in under oven, extractor hood, plumbed for automatic washing machine, plumbed for dishwasher, tiled splash-backs, wall mounted gas fired central heating boiler unit, PVC double-glazed window



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 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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FIRST FLOOR

Landing, loft hatch with drop-down ladder

BEDROOM 1

11' 6" x 10' (3.51m x 3.05m) PVC double-glazed window, radiator, fitted wardrobes and matching bedside units

BEDROOM 2

9' 9" x 9' 2" (2.97m x 2.79m) PVC double-glazed window, radiator

BEDROOM 3

7' 5" x 7' 1" (2.26m x 2.16m) PVC double-glazed window, radiator

FAMILY BATHROOM

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

OUTSIDE

Externally there is an enclosed tiered garden with paved patio to the rear and to the front there is a driveway.

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk