



PROCTORS

ESTATE AGENTS

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14 Entwistle Street, Darwen

Offers Over £50,000

This stone faced mid terrace is conveniently situated close to all town centre amenities along with easy access to the railway station and bus station. As this property is in need of renovation we are open to offers over £50,000 from cash buyers only. The accommodation briefly comprises; entrance vestibule, two reception rooms, a separate kitchen, first floor, two good size bedrooms and a three-piece bathroom with shower. Double-glazed Windows where stated. Viewing is recommended to cash buyers at this realistic asking price!



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LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and go straight across into South Street. Turn first right into Entwistle Street and the property is at the end on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £1.20 p.a.). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Coving to ceiling, picture rail, door through to;

LIVING ROOM

15' 13" x 4' (4.9m x 1.22m) Measurements into recess. Double-glazed sash window (looks towards the church), radiator

DINING ROOM/SITTING ROOM

13' 8" x 12' 9" (4.17m x 3.89m) Single-glazed window (broken), staircase to first floor

SEPARATE KITCHEN

10' 9" x 6' 9" (3.28m x 2.06m) Basic fitted wall and floor units, hob, oven, extractor, plumbed for automatic washing machine, single-glazed window

FIRST FLOOR

Built in cupboard

BEDROOM 1

13' x 11' 1" (3.96m x 3.38m) Double-glazed sash window (looks towards the church), radiator, loft hatch

BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, tiled splash-backs

BEDROOM 2

13' x 11' 8" (3.96m x 3.56m) Single-glazed window, radiator, wall mounted gas fired central heating boiler unit

OUTSIDE

Yard to rear



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.20 p.a.
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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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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