



# PROCTORS

ESTATE AGENTS

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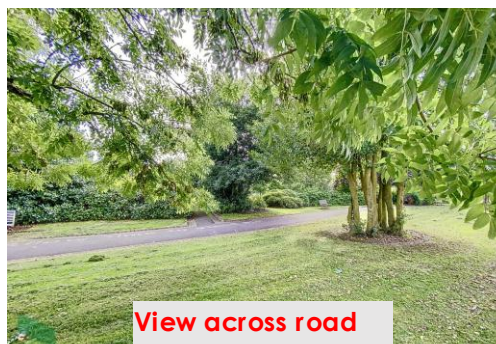
## 87 Olive Lane, Darwen

Offers over £60,000

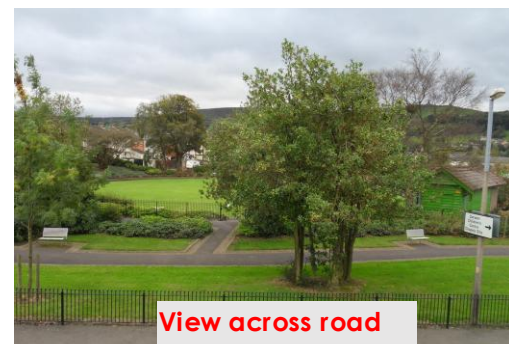
A traditional stone faced mid terrace house situated in a convenient residential area close to both the town centre and the railway station. **The longstanding tenant since 2011 currently pays £425pcm wishes to stay and, on that basis, and the realistic asking price we are aiming at private rental investors.** The accommodation comprises; entrance vestibule, two reception rooms, fitted kitchen, first floor, two bedrooms and a three-piece bathroom with shower. PVC double-glazed windows and gas central heating are installed throughout.

### LOCATION

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



View across road



View across road

## 87 Olive Lane, Darwen

### ENTRANCE VESTIBULE

PVC door with double-glazed unit

### LIVING ROOM

14' x 13' 6" (4.27m x 4.11m) Measurements into recess, 'Karndean' flooring, electric fire, PVC double-glazed window, radiator

### DINING ROOM

13' 6" x 9' 7" (4.11m x 2.92m) Measurements into recess, 'Karndean' flooring, gas fire, tiled hearth, PVC double-glazed window, radiator, under stairs storage cupboard

### FITTED KITCHEN

8' 2" x 5' 8" (2.49m x 1.73m) Wall and floor units, hob, built in under oven, stainless steel single drainer sink unit, extractor, PVC double-glazed window, radiator

### FIRST FLOOR

Landing, loft access, radiator

### BEDROOM 1

13' 7" x 10' 11" (4.14m x 3.33m) Measurements into recess, PVC double-glazed window (good views), radiator

### BEDROOM 2

9' 9" x 8' 5" (2.97m x 2.57m) Measurements into recess, PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, W.C, partially tiled walls, PVC double-glazed window, radiator, airing cupboard

### OUTSIDE

Rear yard with store

### 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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