



PROCTORS

ESTATE AGENTS

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54 Cemetery Road, Whitehall, Darwen

£110,000 Chain Free!

A very attractive stone faced mid terraced house, situated in this much sought after residential area of Whitehall, on the Bolton side of town within easy reach of all local amenities. The accommodation is well presented throughout and has an attractive lounge, a fitted dining kitchen, a separate utility room, two bedrooms (the main bedroom has fitted furniture) and a three-piece family bathroom with shower. Gas central heating and PVC double-glazed windows are both installed. In our opinion this is an excellent first time buyers property and viewing is highly recommended.

LOCATION

From Darwen town centre, leave on A666 Bolton Road and continue for approximately one mile and the property is on the right-hand side



54 Cemetery Road, Darwen

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

13' 9" x 12' 11" (4.19m x 3.94m) PVC double-glazed window, radiator

FITTED DINING KITCHEN

13' 5" x 11' 2" (4.09m x 3.4m) Fitted wall and floor units, single drainer sink unit, gas hob, built in oven, extractor hood, plumbed for automatic washing machine, radiator, spotlighting, recess under stairs, PVC double-glazed window

UTILITY ROOM

6' 8" x 4' 6" (2.03m x 1.37m) PVC double-glazed window, PVC exterior door, gas fired central heating boiler unit

FIRST FLOOR

BEDROOM 1

13' 8" x 12' 11" (4.17m x 3.94m) PVC double-glazed window, radiator, fitted wardrobes and matching dressing table unit



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

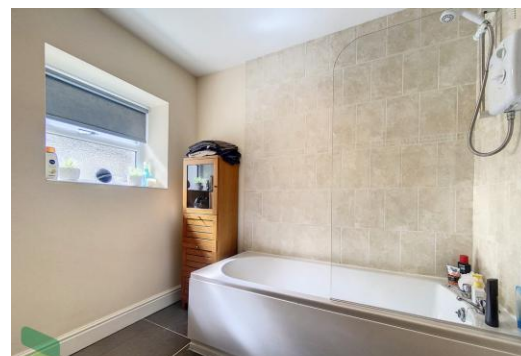
Band
Blackburn with Darwen Borough Council
TBC

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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THREE PIECE BATHROOM

Panelled bath with shower over, wash hand basin, low level WC, chrome radiator/towel rail, PVC double-glazed window



BEDROOM 2

11' x 6' (3.35m x 1.83m) PVC double-glazed window, radiator, storage



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OUTSIDE

Enclosed yard to 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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