



5 Alice Street, Bold Venture, Darwen

Offers in the region of £65,000 chain Free!

CASH BUYERS ONLY! A stone faced mid terrace house situated in this popular residential locality close to Bold Venture Park. The property has suffered from neglect and is in need of a full renovation. Accommodation briefly comprises; entrance vestibule, living room, sitting room/dining rooms, separate kitchen, first floor, two bedrooms, a three-piece bathroom. Local amenities are all nearby and the town centre is easily accessible.

LOCATION

From Darwen town centre leave on Bolton Road, turn right into Wraith Street, left on to Springfield Street, right onto Alice Street and the property is at the bottom end of the Street on the left hand side.



5 Alice Street, Darwen

TENURE

We are advised by the vendor that the property is Leasehold approximately £2 pa. 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

LIVING ROOM

14' x 13' 10" (4.27m x 4.22m) Double-glazed window, fireplace, radiator

SITTING ROOM/DINING ROOM

13' 1" x 12' 4" (3.99m x 3.76m) Broken double-glazed window, radiator, staircase to first floor

SEPARATE KITCHEN

10' 8" x 6' 1" (3.25m x 1.85m) Basic units, stainless steel single drainer sink unit, tiled elevations, double-glazed window, door to yard

FIRST FLOOR

Landing

BEDROOM 1

13' 9" x 13' (4.19m x 3.96m) Double-glazed window, radiator

BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, part tiled elevations, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band
Blackburn with Darwen Borough Council
E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 2

9' 1" x 6' 6" (2.77m x 1.98m) Broken double-glazed window, built in airing cupboard

OUTSIDE

Enclosed 'L' shaped 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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

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