



# PROCTORS

ESTATE AGENTS

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## 9 Stansfield Street, Bold Venture, Darwen

**Offers over £80,000 Chain Free!**

A traditional stone built mid terraced house conveniently situated in this popular residential locality within easy reach of the town centre (1/4 mile) and the beautiful Bold Venture Park (1/4 mile). The property in our opinion offers immaculate and ready to move into accommodation and would be ideal for first time buyers or rental investors. The accommodation briefly comprises, entrance vestibule, living room fully fitted dining kitchen, first floor, two good size bedrooms and a three-piece bathroom with shower. To the rear there is an enclosed yard with a useful store that could serve a number of uses. Benefits from PVC double-glazed windows, gas central heating and damp-proof course.





## 9 Stansfield Street, Bold Venture, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road A666 turning right onto Radford Street, turn right again onto Chapel Street. Turn right onto Stansfield Street and the property is on the right-hand side.

### TENURE

We are advised by the vendor that the property is Leasehold approximately £2 p.a. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Glazed interior door through to;

#### LIVING ROOM

14' x 14' (4.27m x 4.27m) Measurements into recess. PVC double-glazed window, radiator, gas fire, meter cupboard, glazed sliding door through to;

#### FULLY FITTED DINING KITCHEN

13' 9" x 9' 2" (4.19m x 2.79m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, electric point for cooker, plumbed for automatic washing machine, tiled splash-backs, space for fridge-freezer, under stairs storage area, spotlighting, radiator, PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

Landing

#### BEDROOM 1

10' 9" x 10' 7" (3.28m x 3.23m) Measurements up to fitted furniture on two walls (9 doors with cupboards above), PVC double-glazed window, radiator, recessed shelving



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band A  
Blackburn with Darwen Borough Council  
C

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.

## 9 Stansfield Street, Bold Venture, Darwen

### BEDROOM 2

12' 6" x 6' 1" (3.81m x 1.85m) PVC double-glazed window, radiator

### BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, built in cupboard (houses gas fired central heating boiler unit), PVC double-glazed window



### OUTSIDE

Enclosed yard to rear with useful store with water tap



### 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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