



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



11 Kelvin Street, Bold Venture, Darwen

Reduced to £170,000

TENURE

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

LOCATION

From Darwen town centre leave on Borough Road, take the fork on the right into Punstock Road, at the very top continue into Kelvin Street and the property is on the right hand side.



11 Kelvin Street, Darwen

We strongly recommend internal inspection to fully appreciate this immaculate deceptively spacious terraced house, enjoying a quiet cobbled secluded location in this much sought after residential area of Bold Venture, also enjoying views of the lodge at the rear. In our opinion it provides superb family sized living accommodation which is in excellent condition throughout. The accommodation is arranged over three floors and briefly comprises; vestibule, hallway, two impressive reception rooms (one has a multi fuel burning stove), a fully fitted kitchen with a full range of high gloss units. The first floor provides two generous bedrooms and a very attractive four-piece family bathroom. The second floor provides a spacious attic room with two roof windows allowing natural light (currently used as a bedroom). Gas central heating and PVC double-glazed windows are installed throughout. Outside there is a small garden area to the front and an enclosed paved yard to the rear. This property is convenient for local amenities including pre-school nurseries and Primary School. It has good access to the town centre and M65 motorway network. In our opinion this is an excellent property, representing an ideal family home. Highly recommended.

ACCOMMODATION

ENTRANCE VESTIBULE

'Roc' front door, panelled elevations to dado rail, meter cupboard, feature stained glass leaded door through to;

HALLWAY

Oak flooring, radiator, feature panelling to dado height, original coving to ceiling

DINING ROOM/SITTING ROOM

11' 9" x 11' (3.58m x 3.35m) Measurement into recess. PVC double-glazed window (not overlooked), wood mantle, electric stove effect fire, stone hearth, original coving to ceiling

LIVING ROOM

15' x 14' (4.57m x 4.27m) PVC double-glazed window, oak flooring, multi fuel burning stove, wood mantle, stone hearth, radiator

SEPARATE FULLY FITTED KITCHEN

10' 9" x 8' 3" (3.28m x 2.51m) Fitted white high gloss wall and floor units including drawers, white marble effect worktops, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooking range, feature black and glass extractor hood, plumbed for automatic washing machine, space for fridge-freezer, tiled splash-backs, PVC double-glazed window, tiled flooring, 'Roc' exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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.

11 Kelvin Street, Darwen

FIRST FLOOR

Landing

BEDROOM 1

14' 7" x 12' 6" (4.44m x 3.81m) Measurements into recess. PVC double-glazed window (open aspects), radiator, walk in storage with clothes rails and light, radiator, coving to ceiling



BATHROOM

Large panelled bath with mixer tap and shower attachment, walk in shower enclosure with shower and shower attachment, fully tiled elevations, wall hung wash hand basin with mirror above, low level WC, modern heated towel rail, panelled ceiling with spotlighting, extractor, tiled floor, PVC double-glazed window

BEDROOM 2 (CURRENTLY USED AS AN OFFICE)

11' 8" x 8' 3" (3.56m x 2.51m) PVC double-glazed window (views towards the lodge), radiator, laminate flooring



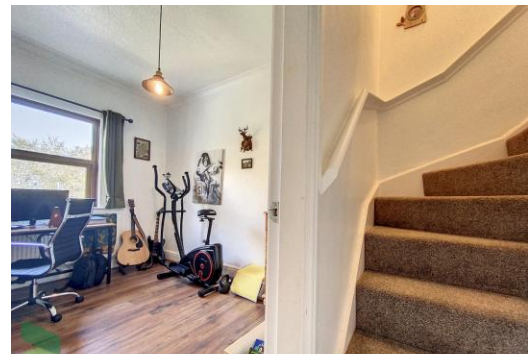
ATTIC ROOM

20' x 11' 9" (6.1m x 3.58m) Measurements into apex, two double-glazed roof windows, radiator, eaves access



OUTSIDE

Small enclosed easy to maintain garden area to the front with natural stone wall, wrought iron fencing and gate. To the rear there is a paved enclosed yard with a timber shed



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.



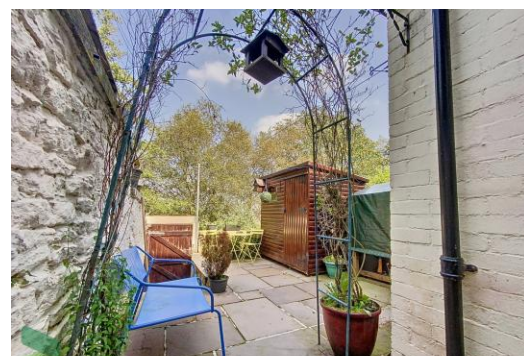
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