



# PROCTORS

ESTATE AGENTS

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## 17 Lloyd Street, Darwen

Reduced to £85,000

A well-presented stone faced mid terrace situated conveniently for all amenities on Blackburn Road and with easy access to junction 4 M65. The property has two bedrooms, a bright and spacious three-piece bathroom, living room with feature fireplace and a separate fitted dining kitchen with white high gloss units and integrated appliances. Benefits include gas central heating and PVC double-glazed windows. In our opinion it would be ideal as a first-time purchase or as a rental investment and it is being sold with a tenant in situ.

### LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, and the property is on the left-hand side.



# 17 Lloyd Street, Darwen

## TENURE

To be confirmed

## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door with double-glazed units, glazed door through to;

### LIVING ROOM

18' x 12' 6" (5.49m x 3.81m) Measurements into recess. PVC double-glazed window, radiator, spindled balustrade staircase to first floor

### FITTED DINING KITCHEN

12' 1" x 10' 6" (3.68m x 3.2m) Fitted white high-gloss wall and floor units including stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, radiator, PVC double-glazed window, PVC exterior door

### FIRST FLOOR

Landing

### BEDROOM 1

15' x 12' (4.57m x 3.66m) PVC double-glazed window, radiator

### BEDROOM 2

7' 6" x 7' 5" (2.29m x 2.26m) PVC double-glazed window, radiator

### BATHROOM

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

### OUTSIDE

Enclosed yard to rear 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.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
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.



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