



# PROCTORS

ESTATE AGENTS

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

Tel.

01254 705521

Email.

[darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web.

[proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



**24 Lightbown Street, Darwen**

**Offers Over £98,500**

A deceptively spacious stone-faced mid terraced house situated on this cul-de-sac street with open aspects to the rear. Accommodation comprises, entrance vestibule, sitting room, living room with wood burning stove, separate recently fitted kitchen with high-gloss units and integrated appliances, first floor, two bedrooms, three-piece bathroom with shower and a carpeted staircase to a really useful attic room. Gas central heating and PVC double-glazed windows are both installed throughout. Externally there is an enclosed 'L' shaped yard to the rear. Viewing is recommended at this realistic asking price.





# 24 Lightbown Street, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street A666 and turn right onto Dove Lane and continue onto Exchange Street and turn left into Lightbown Street where the property can be found on the right-hand side.

## TENURE

To be advised

## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, coving to ceiling, half glazed door through to;

### LIVING ROOM

13' 6" x 12' 1" (4.11m x 3.68m) Measurements into recess. PVC double-glazed window, radiator, coving to ceiling, meter cupboard, new carpet, open through to;

### SITTING ROOM/DINING ROOM

14' 2" x 13' 5" (4.32m x 4.09m) PVC double-glazed window, radiator, feature fireplace with brick inset, wood burning stove, stone hearth

### SEPARATE FITTED KITCHEN

11' 5" x 6' 9" (3.48m x 2.06m) Recently fitted high-gloss wall and floor units, marble effect worktops and splash-backs, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, integrated dishwasher, plumbed for automatic washing machine, vertical radiator, PVC double-glazed window, PVC exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
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.

## 24 Lightbown Street, Darwen

### FIRST FLOOR

Landing, radiator

### BEDROOM 1

13' 7" x 12' (4.14m x 3.66m) Measurements into recess. PVC double-glazed window, radiator, built in storage, coving to ceiling

### FAMILY BATHROOM

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

### BEDROOM 2

11' 4" x 6' 8" (3.45m x 2.03m) PVC double-glazed window, radiator, laminate flooring

### ATTIC ROOM

12' 2" x 11' 5" (3.71m x 3.48m) Carpeted staircase from first floor landing, double-glazed roof window, new carpet, eaves access, radiator

### OUTSIDE

'L' shaped enclosed yard to rear



Proctors Darwen

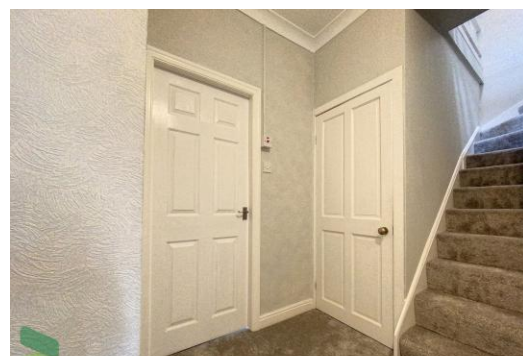
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### PLEASE NOTE

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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