



PROCTORS

ESTATE AGENTS

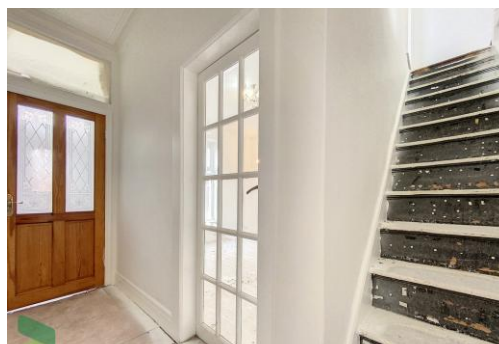
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15 Percival Street, Darwen

Offers Over £95,000

A well presented, garden fronted, stone-faced mid terrace situated on this popular residential street. 'Ideal starter home'. The property provides spacious living accommodation with many of the original features associated with this period property. Briefly comprises: entrance vestibule, hall, sitting room, generous size living room/dining room, separate extended fitted dining kitchen, first floor, two double bedrooms and a bright and spacious three-piece bathroom. Benefits from gas fired central heating and PVC double-glazed windows. All amenities are nearby including easy access to junction 4 M65. Viewing is highly recommended at this realistic asking price.



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VESTIBULE

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

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

12' 11" x 11' 7" (3.94m x 3.53m) PVC double-glazed window, radiator, built in shelving, fireplace with living flame gas fire, wall lights, original coving to ceiling

LIVING ROOM/DINING ROOM

15' 5" x 12' 9" (4.7m x 3.89m) PVC double-glazed window, radiator, under stairs storage cupboard

SEPARATE FITTED DINING KITCHEN

16' 9" x 7' 4" (5.11m x 2.24m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, tiled splash-backs, radiator, two PVC double-glazed windows, PVC exterior door (to rear yard)

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

6' 6" x 12' (2m x 3.66m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard

BEDROOM 2

10' x 8' 1" (3.05m x 2.46m) PVC double-glazed window, radiator, wall mounted gas fired central heating boiler unit

BATHROOM

12' 8" x 6' 8" (3.86m x 2.03m) Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, radiator, tiled elevations, PVC double-glazed window

OUTSIDE

Small garden area to the front and enclosed paved yard to the rear



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown
Band A
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 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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PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPLIANCE EQUIPMENT.



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