



# PROCTORS

ESTATE AGENTS

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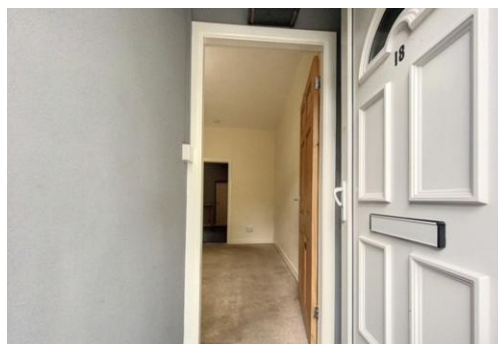
## 18 Bentley Street, Darwen

Offers over £75,000

This stone faced mid terraced house, in our opinion, the asking price reflects the interior being a little worn and would be ideal for first time buyers looking to add their own personality. It is pleasantly situated in this quiet cul-de-sac street and popular sought after residential locality of Whitehall just off Watery Lane. The accommodation briefly comprises; entrance vestibule, living room, fitted dining kitchen, first floor, two bedrooms and a bright three-piece shower room. Gas central heating and PVC double-glazed windows are both installed. Local amenities are all nearby. Chain free!

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn left into Watery Lane, turn left into Bentley Street and the property is on the left hand side.



# 18 Bentley Street, Darwen

## TENURE

To be advised

## ACCOMMODATION

### VESTIBULE

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

### LIVING ROOM

14' 3" x 13' 5" (4.34m x 4.09m) Measurements into recess. PVC double-glazed window, radiator, meter cupboards

### FITTED DINING KITCHEN

12' 5" x 10' 5" (3.78m x 3.18m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, wall mounted gas fired central heating boiler unit (service history), under stairs storage cupboard, PVC double-glazed window, PVC exterior door to rear yard

### FIRST FLOOR

Landing

### BEDROOM 1

14' 6" x 13' 5" (4.42m x 4.09m) PVC double-glazed window, radiator

### SHOWER ROOM

Glazed and tiled corner shower enclosure, pedestal wash hand basin, low level WC, PVC double-glazed window

### BEDROOM 2

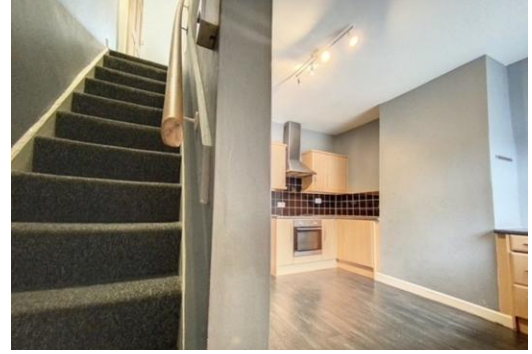
12' 7" x 7' 3" (3.84m x 2.21m) Measurements into recess. PVC double-glazed window, radiator

### OUTSIDE

Enclosed yard to rear

### 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.



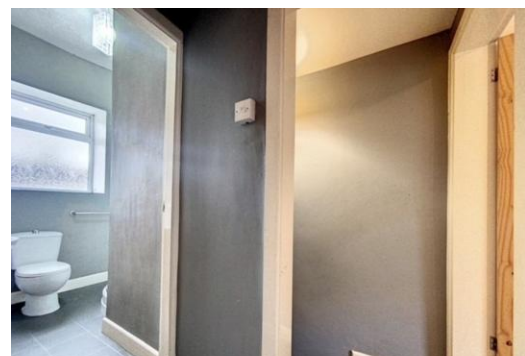
Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band A  
Blackburn with Darwen Borough Council  
TBC

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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