



PROCTORS

ESTATE AGENTS

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3 Edmund Street, Darwen

Offers Over £60,000

A stone faced inner terrace in this convenient residential area off Sudell Road close to all amenities and within easy reach of the town centre. The property requires general modernisation but offers good potential. It has a lounge, a fully fitted dining kitchen, two bedrooms and a three-piece bathroom with shower. It has gas central heating and PVC double-glazing. Ideal for investors.



3 Edmund Street, Darwen

LOCATION

From Darwen town centre proceed towards Bolton, turn left onto Hardman Way and continue ahead and along Sudell Road, turn right just before the Victoria Public House onto Highfield Road and then right into Edmund Street. The property is on the right-hand side.

TENURE

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

LOUNGE

14' 8" x 12' 6" (4.47m x 3.81m) Gas fire, radiator, PVC double-glazed window and door, open staircase

FULLY FITTED DINING KITCHEN

12' 7" x 10' 6" (3.84m x 3.2m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double-glazed window and door, radiator

FIRST FLOOR

BEDROOM 1

13' 4" x 12' 1" (4.06m x 3.68m) PVC double-glazed window, radiator

BEDROOM 2

14' 0" x 6' 10" (4.27m x 2.08m) PVC double-glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath with shower over, wash hand basin, PVC double-glazed window, radiator



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen 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 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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