



**WILLIAM THOMAS**  
ESTATE AGENTS

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## DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## 2 South Street, Darwen, BB3 3HZ

An attractive stone fronted spacious terraced house, situated on a wide cobbled street with York stone flagged pavements and just a stones throw away from the vibrant Darwen Town Centre.

**Step Inside-** Into the entrance vestibule and through to your hallway, the first room to discover is your cosy lounge with a beautiful sash window looking out over the front cobbled street. The next room to find is your spacious dining room, there is a useful understairs storage cupboard and a window looking over the rear courtyard. A door leads through to your kitchen, an exit door gives access to outside, a wall mounted Baxi combi-boiler is housed in the kitchen. Retrace your steps back to the entrance hall to climb the stairs to your first floor.

**Bedtime & Baths-** The landing connects you to two double bedrooms and a spacious family bathroom.

Outside is a rear yard to sit out and relax.

**Location-** Set in Darwen which is quickly becoming a thriving market town. Surrounded by the scenic West Pennine Moors, ideal for walks and outdoor pursuits. Darwen has a number of brand supermarkets, local shops and heritage listed buildings. There are local amenities including highly regarded primary schools, pubs, cafes, post office, to name a few, all within walking distance. The surrounding towns are close at hand via the A666 including Bolton-8 miles, Blackburn-6 miles and Manchester-20 miles. The M65 motorway is 3 miles and Darwen train station 2 miles providing ideal commuter access to Manchester one way and the Ribble Valley the other.

**£95,000**

2 South Street, Darwen, BB3 3HZ

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



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**Entrance Hallway**



**Lounge**



**Dining Room**



**Kitchen**



**First Floor**

**Bedroom 1**



**Bedroom 2**



## Bathroom



## Outside



## Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property