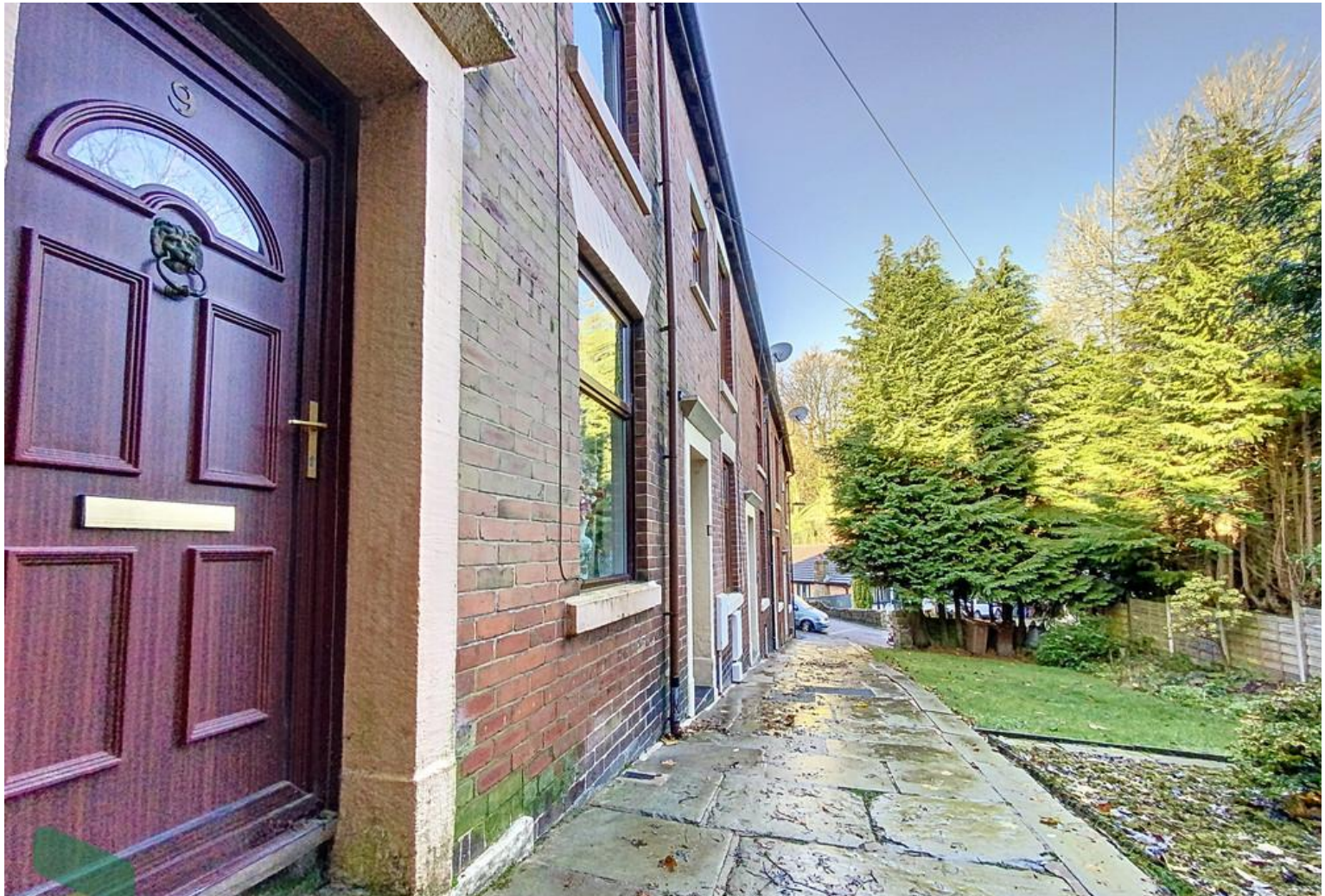




PROCTORS

ESTATE AGENTS

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9 Shepherd Street, Off Bolton Road , Darwen

Offers Over £85,000

A delightful terrace cottage situated in this quiet backwater on a pedestrianized street, with easy access to the Darwen Moors and with local amenities nearby on Bolton Road. The accommodation is dated and would be ideal for buyers looking for a project. Briefly comprises: entrance vestibule, sitting room, living/dining room, separate kitchen, first floor, two bedrooms and a three-piece bathroom with shower. PVC double-glazed windows are installed throughout. Externally there are cottage gardens to the front and an enclosed yard to the rear. Viewing is highly recommended to those looking for a secluded, characterful project.



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LOCATION

From Darwen town centre leave on Bolton Road A666, immediately before the petrol station turn right onto Astley Street, continue ahead onto Astley Terrace, just before the row of cottages, Shepherd Street is on the left hand side and the property is at the top end of the row.

TENURE

To be advised

ACCOMMODATION

VESTIBULE

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

SITTING ROOM

13' 4" x 13' 2" (4.06m x 4.01m) Measurements into recess. PVC double-glazed window, tiled fireplace, gas fire, meter cupboard

LIVING ROOM/DINING ROOM

13' 5" x 10' 8" (4.09m x 3.25m) PVC double-glazed window, wood fire surround with gas fire, under stairs storage cupboard

SEPARATE KITCHEN

11' 5" x 5' 7" (3.48m x 1.7m) Basic fitted wall and floor units including drawers, stainless steel single drainer sink unit, electric point for cooker, plumbed for automatic washing machine, PVC double-glazed window, PVC exterior door (to rear yard)

FIRST FLOOR

Landing

BEDROOM 1

13' 6" x 13' 3" (4.11m x 4.04m) Measurements into recess. PVC double-glazed window (pleasant outlooks to the front)

BEDROOM 2

8' 1" x 10' 8" (2.46m x 3.25m) PVC double glazed window, built in airing cupboard

BATHROOM

Cast iron panelled bath with shower over, low level WC, pedestal wash hand basin, PVC double-glazed window



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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OUTSIDE

Externally there is a cottage garden to the front and an enclosed 'Sun trap' yard to the rear



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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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