



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



15 Marsh House Lane, Darwen

Offers Over £60,000

CASH BUYERS ONLY! A THREE BEDROOM, stone faced mid terrace house situated in this popular locality of Marsh House. The property is in need of renovation. The accommodation briefly comprises; entrance vestibule, hallway, sitting room, living room/dining room, a separate room for a kitchen, first floor, three bedrooms, a three-piece bathroom. Local amenities are all nearby and the town centre is easily accessible along with railway and bus stations.



15 Marsh House Lane, Darwen

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane and 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.

ACCOMMODATION

ENTRANCE VESTIBULE

Original coving to ceiling, interior door through to;

HALLWAY

Original coving to ceiling, radiator, staircase to first floor

SITTING ROOM

12' 8" x 10' 8" (3.86m x 3.25m) Measurements into recess. PVC double-glazed window, radiator, original coving top ceiling, meter cupboard

LIVING ROOM/DINING ROOM

14' 2" x 11' 3" (4.32m x 3.43m) Measurements into recess. PVC double-glazed window, radiator

SEPARATE ROOM FOR KITCHEN

9' 2" x 7' 7" (2.79m x 2.31m) PVC double-glazed window, radiator, under stairs storage cupboard, PVC exterior door to rear yard

FIRST FLOOR

Landing, skylight, built in storage cupboard with shelving, small loft hatch

BEDROOM 1

14' 5" x 12' 7" (4.39m x 3.84m) Measurements into recess. PVC double-glazed window, radiator

BEDROOM 2

9' 2" x 8' 6" (2.79m x 2.59m) PVC double-glazed window, radiator

BEDROOM 3

9' 2" x 7' 1" (2.79m x 2.16m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit, not in working order)



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen Borough Council
D

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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BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, part tiled elevations

OUTSIDE

Enclosed 'L' shaped paved 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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