



27 Ashleigh Street, Darwen

£149,950

We strongly recommend internal inspection to fully appreciate this well presented garden fronted mid terraced property. The property has been tastefully improved and is in immaculate condition throughout. The accommodation briefly comprises; entrance vestibule with feature etched glass door, sitting room, living room with stone built fireplace and open flue, fully fitted kitchen with a contemporary feel, first floor, main bedroom has fitted wardrobes and hidden access through to a new en suite shower room, bedroom two and a new three-piece bathroom. New gas central heating system including boiler installed 2022 and PVC double-glazed windows are installed throughout along with new neutral decor and new complimenting flooring. Externally there is a small garden area to the front and a rear paved yard. Situated on the south side of town, approximately 1 1/2 mile from Darwen town centre and within easy reach of Bolton, Manchester and the motorway network. 'Viewing highly recommended'



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LOCATION

From Darwen town centre, leave on Bolton Road and continue for approximately one mile, turn right onto Epworth Street, continue round and turn second left onto Ashleigh Street and the property is on the left hand side.

TENURE

Assumed Leasehold with absentee Landlord, ground rent never collected. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled floor, meter cupboard, feature interior door with etched glass through to;

SITTING ROOM

13' 11" x 13' 0" (4.24m x 3.96m) Measurements into recess. PVC double-glazed window, radiator

LIVING ROOM

13' 2" x 11' 9" (4.01m x 3.58m) Feature stone fireplace, (it has an open flue, purchasers should instruct a safety test before use), radiator, under stairs storage cupboard

FULLY FITTED KITCHEN

12' 5" x 8' 6" (3.78m x 2.59m) Fitted wall and floor units including drawers, white porcelain sink unit with mixer tap, electric hob, built in oven, space and power point for fridge-freezer, plumbed for automatic washing machine, tiled elevations, spotlighting, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

13' 2" x 12' 9" (4.01m x 3.89m) PVC double-glazed window, radiator, floor to ceiling-wall to wall fitted wardrobes, two of the wardrobes door give hidden access through to;

EN SUITE

Glazed and tiled shower with shower and shower attachment, vanity wash hand basin with storage below, low level WC, heated towel rail, fully tiled elevations, tiled floor, extractor fan

BEDROOM 2



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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9' 1" x 9' (2.77m x 2.74m) PVC double-glazed window, radiator, built in cupboard houses gas fired central heating boiler (new 2022)

NEW BATHROOM

Panelled bath with mixer tap, vanity wash hand basin, low level WC, heated towel rail, tiled elevations, tiled floor, PVC double-glazed window

OUTSIDE

Small garden area to the front with wrought iron gate and natural stone wall. To the rear there is an enclosed yard to the rear with a re-built natural stone wall, feature wooden frames to wall mounted mirror

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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