



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel.

01254 705521

Email.

darwen@proctorsestateagents.co.uk

Web.

proctorsestateagents.co.uk



**25 Kelvin Street, Darwen**

**Offers over £180,000**

## LOCATION

From Darwen town centre leave on Borough Road, take the fork on the right into Punstock Road, at the very top continue into Kelvin Street and the property is at the far end 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.





## 25 Kelvin Street, Darwen

We strongly recommend internal inspection to fully appreciate this deceptively spacious property, enjoying a quiet cobbled street in a secluded location in this much sought after residential area of Bold Venture, also enjoying views of the lodge at the rear. In our opinion it offers superb stylish family sized living accommodation throughout. The accommodation is arranged on three floors and briefly comprises; entrance vestibule, hallway, elegant dining room with feature fireplace, impressive living room with feature fire opening, a fully fitted kitchen with attractive modern units and integrated appliances. The first floor provides three generous bedrooms all of which are not overlooked (one has an en suite shower room), and a very attractive family bathroom. The second floor provides a spacious attic room with a roof window allowing natural light (previously used as a bedroom). Benefits from gas central heating, PVC double-glazed windows and exterior doors along with a recent electrical re-wire. This property is convenient for local amenities including pre-school nurseries, Primary Schools, Bold Venture park and moorland trails. It also has good access to the town centre and M65 motorway network. In our opinion this is an excellent property representing an ideal family home.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Composite front door, tiled floor, half glazed door through to;

#### HALLWAY

Original coving to ceiling, wood effect flooring, radiator

#### DINING ROOM/SITTING ROOM

12' 10" x 12' 1" (3.91m x 3.68m) Measurements into recess. PVC double-glazed window (not overlooked), feature fireplace, brick inset, stone hearth, radiator, original coving to ceiling

#### LIVING ROOM

17' x 12' 6" (5.18m x 3.81m) Measurements into recess. PVC double-glazed window (not overlooked), feature brick built fireplace, radiator, wood effect flooring, PVC double-glazed patio doors leading in to back garden

#### SEPARATE FULLY FITTED KITCHEN

11' 2" x 8' 8" (3.4m x 2.64m) Fitted modern wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, black extractor hood, plumbed for automatic washing machine, tiled splash-backs, integrated fridge-freezer, spotlighting to ceiling, under stairs storage cupboard, PVC double-glazed window (not overlooked), concealed gas fired central heating boiler unit, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
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.

## 25 Kelvin Street, Darwen

### FIRST FLOOR

Landing, spindled balustrade, built in bespoke cupboard

### BEDROOM 1

15' 9" x 11' 9" (4.8m x 3.58m) Measurements approximate. PVC double-glazed window (not overlooked), radiator

### EN SUITE SHOWER ROOM

Wash hand basin, low level WC, glazed and tiled shower enclosure, tiled elevations, extractor

### BEDROOM 2

11' 4" x 8' 9" (3.45m x 2.67m) PVC double-glazed window (not overlooked), radiator

### BEDROOM 3

10' 4" x 10' 2" (3.15m x 3.1m) PVC double-glazed window, radiator

### FAMILY BATHROOM

'L' shaped panelled bath with shower, shower attachment, mixer tap and screen over, pedestal wash hand basin, low level WC, feature radiator, tiled elevations, tiled floor, spotlighting

### ATTIC ROOM (PREVIOUSLY USED AS A 4TH BEDROOM)

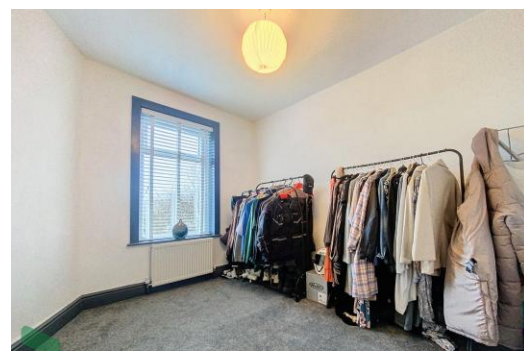
14' 6" x 11' 0" (4.42m x 3.35m) Staircase and door from first floor landing, double-glazed roof window (good outlooks), radiator, power points

### UTSIDE

Small garden area to the front with natural stone wall, flower bed and block-paving. To the rear there is a paved enclosed 'L' shaped yard to the rear overlooking the lodge

### 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.



Proctors Darwen

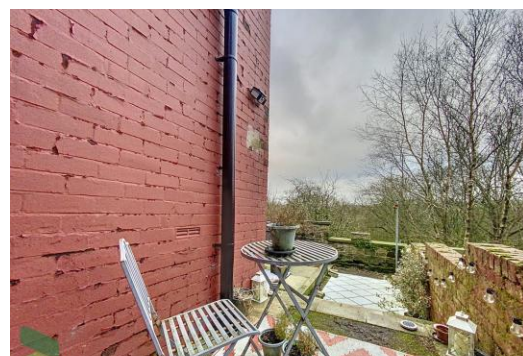
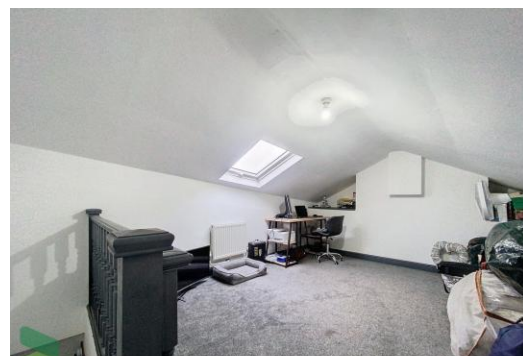
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