



PROCTORS

ESTATE AGENTS

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20 Cobden Street, Darwen

£120,000

'Ready to move into accommodation'. This stone faced mid terraced house is situated in the popular Bold Venture area with park and town centre within easy reach. The property has recently been renovated. Briefly comprises: entrance vestibule, living room with feature fireplace, newly fitted breakfast kitchen with white high-gloss units and built in appliances, first floor, two bedrooms and a bright and spacious wet room. Benefits from new flooring and complimenting neutral decor throughout. Externally there is a enclosed paved yard to the rear. The property also benefits from gas central heating and PVC double-glazed windows. Viewing strongly recommended!



20 Cobden Street, Darwen

LOCATION

From Darwen town centre leave on Bolton Road A666 turning right onto Radford Street, turn right again onto Chapel Street. Turn left onto Cobden Street 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

PVC front door, tiled elevations, interior door through to;

LIVING ROOM

13' 2" x 12' 9" (4.01m x 3.89m) PVC double-glazed window, radiator, feature fireplace with electric fire, meter cupboards, spotlighting to ceiling

NEWLY FITTED DINING KITCHEN

13' 3" x 13' 1" (4.04m x 3.99m) New fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, tiled splash-backs, laminate flooring, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, lift hatch

BEDROOM 1

12' 2" x 10' 8" (3.71m x 3.25m) PVC double-glazed window, radiator, spotlighting to ceiling

BEDROOM 2

10' 3" x 7' (3.12m x 2.13m) PVC double-glazed window, radiator, spotlighting to ceiling, LED mood lighting set in coving to ceiling

WET ROOM

10' 3" x 5' 4" (3.12m x 1.63m) Fully tiled elevations, low level WC, shower, pedestal wash hand basin, PVC double-glazed window, acrylic panelled ceiling with spotlighting and extractor fan

OUTSIDE

Paved enclosed yard to rear, water tap. The rear elevation of the property has recently been retendered



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen Borough Council
Band 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.



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.



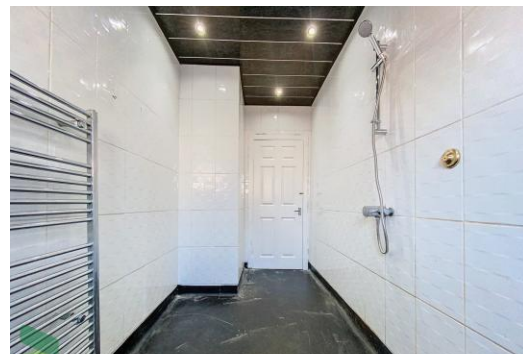
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