



# PROCTORS

ESTATE AGENTS

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## 13 Meadow Street, Darwen

**Offers over £85,000 Chain free!**

This garden fronted stone-faced mid terrace house is situated in the popular location at Whitehall. Accommodation comprises, hallway, sitting room, dining room/living room, separate fitted kitchen, first floor, two double bedrooms and three-piece bathroom. Enclosed yard to the rear with store. The property has the benefit of PVC double-glazing and gas central heating. The property is dated and we feel this is reflected in the realistic asking price.

### LOCATION

From Darwen town centre leave on Bolton Road. Turn left into Grimshaw Street, right into Meadow Street and the property is on the right.



## 13 Meadow Street, Darwen

### TENURE

To be advised. Purchasers should seek clarification from their solicitor

### ACCOMMODATION

### HALLWAY

PVC front door with double-glazed unit,, coving to ceiling, radiator

### SITTING ROOM

12' 6" x 10' 4" (3.81m x 3.15m) Measurements into recess. PVC double-glazed window, gas coal effect fire, marble hearth and feature canopy, radiator, coving to ceiling

### DINING ROOM/LIVING ROOM

15' 2" x 11' 3" (4.62m x 3.43m) PVC double-glazed window, radiator, brick effect chimneybreast, gas fire, wall light

### SEPARATE KITCHEN

9' 9" x 6' 2" (2.97m x 1.88m) Fitted wall and floor units including drawers, single drainer sink unit, gas point for cooker, plumbed for automatic washing machine, radiator, under stairs storage, two PVC double-glazed windows, exterior door

### FIRST FLOOR

Landing, spindled balustrade, loft hatch

### BEDROOM 1

15' x 9' 2" (4.57m x 2.79m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard

### BEDROOM 2

12' 9" x 12' 6" (3.89m x 3.81m) PVC double-glazed window, built in wardrobes and cupboards



Tenure	Freehold
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	C

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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### STEPS DOWN FROM LANDING TO SPACIOUS BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator, built in cupboard (houses gas fired central heating boiler unit), PVC double-glazed window, wood panelled elevations and ceiling

### OUTSIDE

Small garden area to the front and enclose 'L' shaped yard to the rear with store

### 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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