



# PROCTORS

ESTATE AGENTS

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## 16 Hesse Street, Bold Venture, Darwen

**Offers over £140,000 Chain Free!**

A rare opportunity to acquire a delightful terrace house situated in this enviable position of the Bold Venture area, along with easy access to the Park, Darwen Moors and all town centre amenities. The Accommodation, in our opinion offers very spacious family size accommodation. Briefly comprises: entrance vestibule, hallway, open plan living room and dining room with 'Karndean' flooring and a fully fitted kitchen, first floor, three-piece family bathroom with shower and three bedrooms, there is a door and carpeted staircase to a attic room/bedroom 1. Benefits from gas central heating and PVC double-glazed windows. Externally there is a small garden area to the front and an enclosed yard to rear. Viewing is highly recommended at this realistic asking price!



# 16 Hesse Street, Darwen

## LOCATION

From Darwen town centre leave on Borough Rd, at the end of the school playing fields turn left then turn right into Ashworth Terrace and Hesse Street is on the left and the property is on the right hand side of the street.

## TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, coving to ceiling, half glazed door through to;

### HALLWAY

Radiator, coving to ceiling

### OPEN PLAN SITTING ROOM AND DINING

28' 1" x 11' 3" (8.56m x 3.43m) Measurements into recess. Coving to ceiling, PVC double-glazed window, PVC double-glazed double doors (to rear yard), two radiators, 'Karndean' flooring, under stairs storage area

### FITTED KITCHEN

13' 1" x 6' 7" (3.99m x 2.01m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, extractor hood, plumbed for automatic washing machine, vertical radiator, concealed gas fired central heating boiler unit, PVC double-glazed window

### FIRST FLOOR

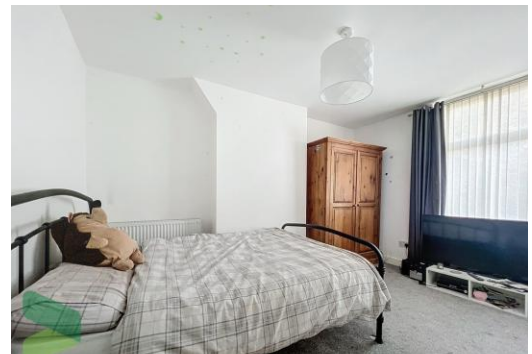
Landing, spindled balustrade, large under stairs storage cupboard

### BEDROOM 2

13' 9" x 11' (4.19m x 3.35m) PVC double-glazed window, radiator

### BEDROOM 3

9' 4" x 8' 2" (2.84m x 2.49m) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1.50 p.a.  
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 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.

## 16 Hesse Street, Darwen

### BEDROOM 4

6' 6" x 7' (1.98m x 2.13m) PVC double-glazed window, radiator



### FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, spotlighting to ceiling, extractor fan, 'Karndean' flooring



### BEDROOM 1

16' 2" x 13' 3" (4.93m x 4.04m) Interior door from first floor landing, carpeted staircase, spindled balustrade, double-glazed roof window, power points, radiator, eaves access



### OUTSIDE

Small garden area to the front, enclosed decked 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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