



PROCTORS

ESTATE AGENTS

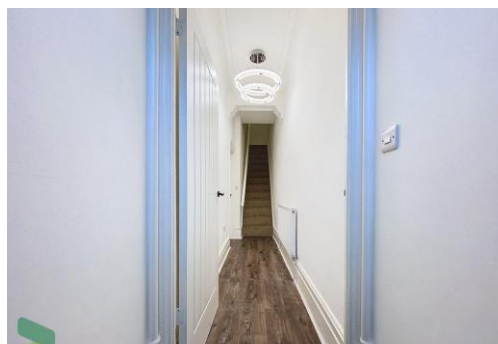
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51 Greenway Street, Darwen

Reduced to Offers over £130,000 Chain Free

A superb fully modernised mid terrace house providing excellent family sized living accommodation. The property has been refurbished to exacting standards and has an open plan living arrangement on the ground floor with two reception rooms knocked through to one and an open plan fully fitted kitchen with new units and appliances. There are three bedrooms and an attractive new bathroom with shower. It is tastefully decorated throughout, has gas central heating and PVC double-glazed windows. This is an excellent opportunity ready for immediate occupation and viewing is highly recommended.



51 Greenway Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue onto Blackburn Road, turn right into Dove Lane and left onto Greenway Street, continue ahead and the property is on the left-hand side

TENURE

We are advised by the vendor that the property is Leasehold (on a 999 years lease from when the property was built, approximately £1.90 per annum). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

HALLWAY

Radiator

THROUGH LOUNGE AND DINING ROOM

29' 4" x 11' 9" (8.94m x 3.58m) Two PVC double-glazed windows, two fireplaces, two radiators, under stairs storage cupboard

NEW FULLY FITTED KITCHEN

14' x 8' 5" (4.27m x 2.57m) Full range of fitted wall and floor units including drawers, single drainer sink unit, hob, built in under oven, extractor hood, PVC double-glazed window, gas fired central heating boiler unit in cupboard

FIRST FLOOR

Landing, built in wardrobe

BEDROOM 1

15' x 14' (4.57m x 4.27m) PVC double-glazed window, radiator

BEDROOM 2

9' 7" x 8' 11" (2.92m x 2.72m) PVC double-glazed window, radiator

BEDROOM 3

10' 10" x 8' 5" (3.3m x 2.57m) PVC double-glazed window (open aspect), radiator

NEW FAMILY BATHROOM

Panelled bath with shower over, wash hand basin, low level WC, feature radiator, mirrored cabinet, fully tiled elevations



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.90
Band A
Blackburn with Darwen Borough Council
Band 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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OUTSIDE

Small garden area to the front with wrought iron railings and enclosed yard to rear



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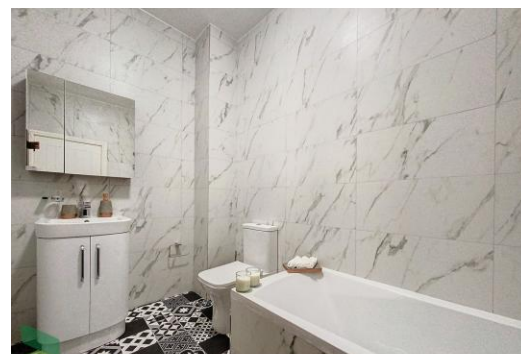
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PLEASE NOTE

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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