



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



1 Cyprus Street, Whitehall, Darwen

Offers Over £135,000

Stone faced end terrace house situated in this much sought after residential area of Whitehall. The property provides ideal family sized accommodation with the benefit of three bedrooms, a four-piece bathroom, two reception rooms and a separate fitted kitchen. Gas central heating (combi boiler approximately 2 years old) and PVC double-glazed windows are all installed. All amenities are nearby within the area and include schools, shops and bus services. Viewing is recommended at this realistic asking price.

LOCATION

From Darwen town centre, leave on Bolton Road and continue for approximately one mile, turn right Cyprus Street and the property is on the right-hand side.



1 Cyprus Street, Darwen

TENURE

We are advised by the vendor that the property is Leasehold, approximately ££1.50 pa. assumed 999 year lease (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

PVC front door with double-glazed unit, meter cupboard, glazed door through to:

HALLWAY

Laminate flooring

SITTING ROOM

14' 3" x 11' 1" (4.34m x 3.38m) Measurements into recess. PVC double-glazed window, double-glazed leaded window, stone fireplace, gas fire, radiator, original coving to ceiling

DINING ROOM/LIVING ROOM

14' 9" x 11' (4.5m x 3.35m) PVC double-glazed window, radiator, modern fireplace, electric fire, laminate flooring, picture rail, under stairs storage cupboard

FITTED KITCHEN

13' 5" x 8' 5" (4.09m x 2.57m) Fitted wall and floor units including drawers, single drainer sink unit with mixer tap, gas hob, stainless steel extractor hood, built in double oven, plumbed for automatic washing machine, plumbed for dishwasher, PVC double-glazed window, PVC exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
£2
Band B
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 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.

1 Cyprus Street, Darwen



FIRST FLOOR

Landing, skylight

BEDROOM 1

11' 5" x 11' 4" (3.48m x 3.45m) PVC double-glazed window, radiator, floor-to-ceiling fitted wardrobes, cupboards and mirror



SPACIOUS 4 PC BATHROOM

12' 5" x 8' 4" (3.78m x 2.54m) Panelled bath with shower attachment, corner shower enclosure, pedestal wash hand basin, low level WC, radiator, built in cupboard (houses gas fired central heating boiler), PVC double-glazed window



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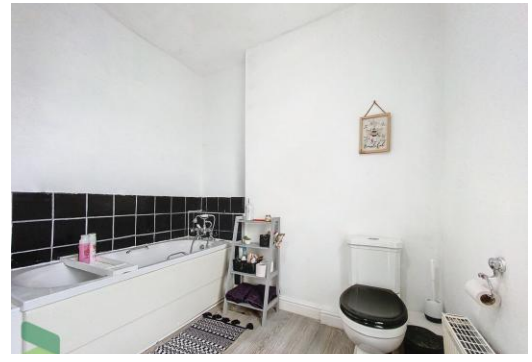
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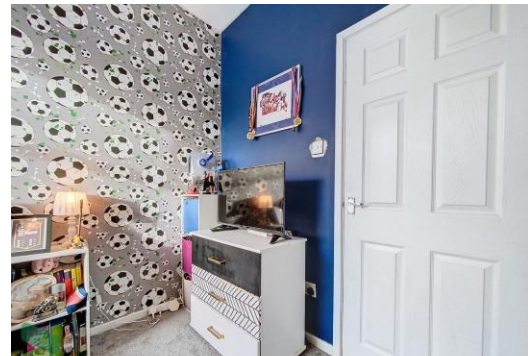
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BEDROOM 2

10' 5" x 6' 7" (3.18m x 2.01m) PVC double-glazed window, radiator, laminate flooring



BEDROOM 3

10' 3" x 7' 4" (3.12m x 2.24m) PVC double-glazed window, radiator



OUTSIDE

Small garden area to the front and enclosed yard to rear

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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