



PROCTORS

ESTATE AGENTS

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



29 Ashleigh Street, Whitehall, Darwen

Offers Over £149,950

An impressive and tastefully presented garden fronted mid terrace situated in this sought after area of Whitehall across from Ashleigh Barrow. The property was extended approximately 11 years ago and in our opinion it provides excellent family accommodation. There are two bedrooms with wardrobes, an impressive four-piece bathroom with shower, a carpeted staircase from the landing gives access to a useful attic space, three reception rooms with attractive features and a fully fitted kitchen with built in appliances. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed rear yard. Internal inspection is strongly recommended.



29 Ashleigh Street, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Epworth Street, follow the road round, continue ahead past Northcote Street, turn left into Ashleigh Street and the property is on the left hand

TENURE

We are advised by the vendor that the property is Leasehold (approximately £5.00 p.a). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Original coving to ceiling, meter cupboard, tiled floor, half glazed door through to;

LIVING ROOM

13' 2" x 13' 1" (4.01m x 3.99m) PVC double-glazed window, feature fireplace, electric coal effect fire, radiator

DINING ROOM

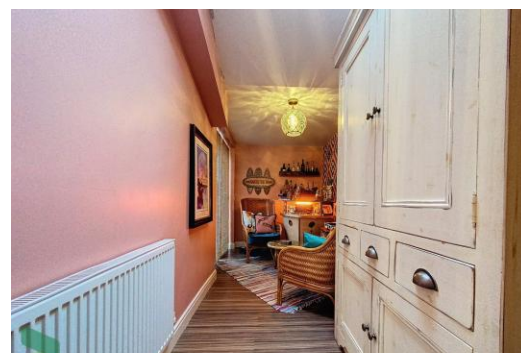
15' x 13' 3" (4.57m x 4.04m) Measurements into recess. Laminate flooring, radiator, feature chrome and oak balustrade staircase with LED lighting to first floor

FULLY FITTED KITCHEN

10' 5" x 6' 9" (3.18m x 2.06m) Fitted wall and floor units including drawers, single drainer sink unit with mixer tap, electric hob, built in under oven, stainless steel and glass extractor hood, plumbed for dishwasher, plumbed for automatic washing machine, tiled splash-backs, laminate flooring

STUDY/HOME OFFICE/CRAFT ROOM

18' 9" x 6' 2" (5.72m x 1.88m) Double-glazed roof window, laminate flooring, radiator, PVC double-glazed sliding door to yard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

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 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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FIRST FLOOR

Landing, radiator



BEDROOM 1

13' 4" x 10' 1" (4.06m x 3.07m) PVC double-glazed window (pleasant outlooks), radiator, walk in wardrobe with clothes rails, shelving and lighting



SPACIOUS AND BRIGHT FAMILY BATHROOM

Panelled bath with mixer tap, glazed and tiled corner shower, vanity wash hand basin with storage below, low level WC, heated towel rail, PVC double-glazed window

BEDROOM 2 (CURRENTLY USED AS HOME OFFICE)

9' 2" x 6' 9" (2.79m x 2.06m) PVC double-glazed window, radiator, built in wardrobes (also houses gas fired central heating boiler unit)



ATTIC ROOM

Carpeted staircase from landing, fireproof dry lined elevations, brick elevations, boarded floor and light



OUTSIDE

Small garden area to the front, enclosed small yard area 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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