



PROCTORS

ESTATE AGENTS

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13 Waterside Terrace, Waterside, Darwen

Offers in the region of £140,000 Chain Free!

A delightfully situated stone faced mid terrace cottage, in this sought after semi-rural locality of Waterside. There are two double bedrooms offering pleasant outlooks, ground floor entrance vestibule, living room with impressive fireplace, fitted kitchen, rear vestibule, and three-piece shower room. Benefits from gas central heating (boiler new approx. 2023) and PVC double-glazed windows. Externally there is a yard to the rear. In our opinion the property has been well maintained over the years and would recommend viewing. The property is close to Hoddlesden village and is also within easy reach of all surrounding towns and the motorway network.



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LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, bear right into Marsh House Lane, continue across the roundabout at the top, proceed across onto Hoddlesden Road. Follow this road through the village for approximately one mile, at the end of Leonard Terrace Waterside Terrace is across on the left-hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, half glazed interior door through to;

LIVING ROOM

14' 7" x 13' 9" (4.44m x 4.19m) PVC double-glazed window, feature stone built fireplace, wood mantle, stove effect gas fire, meter cupboard, radiator

FITTED KITCHEN

13' 9" x 9' 9" (4.19m x 2.97m) Fitted wall and floor units including drawers, 'Villeroy and Bosch' single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, stainless steel splash-back, stainless steel extractor hood, plumbed for automatic washing machine, under counter space for and fridge and a freezer, PVC double-glazed window, spindled balustrade staircase to first floor (there is long-standing water stain on the wall, it has been dealt with and is dry)

REAR VESTIBULE

PVC exterior door (to rear yard), interior door through to;

SHOWER ROOM

Corner shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, mirrored wall cabinet, fully tiled elevations



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen Borough Council
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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FIRST FLOOR

Landing

BEDROOM 1

13' 4" x 12' 7" (4.06m x 3.84m) Measurements up to fitted wall to wall wardrobes, matching built in cupboards and drawers, matching fitted dressing table unit with drawers, PVC double-glazed window (open aspects), radiator



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BEDROOM 2

Fitted cupboards with shelving (also houses gas fired central heating boiler unit), PVC double-glazed window, radiator



OUTSIDE

Yard to rear including a water tap



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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