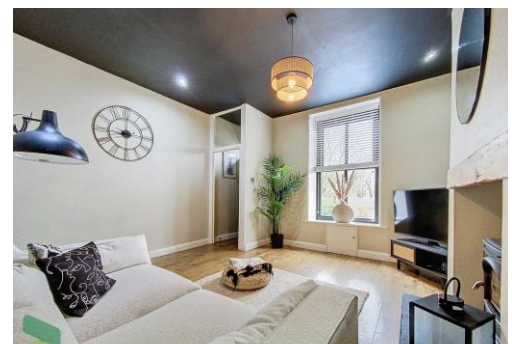
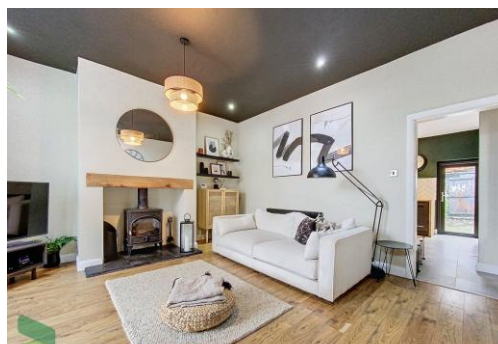
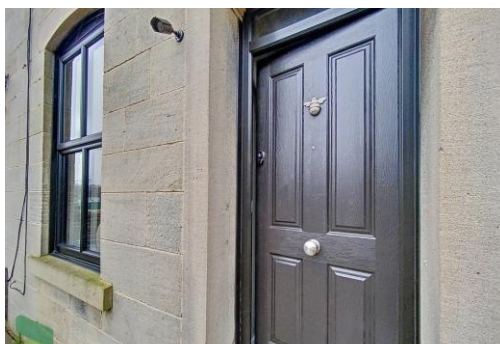




52 Watery Lane, Darwen

£147,000

We strongly recommend internal inspection to fully appreciate this well-presented garden fronted mid terraced house, enjoying a convenient location in this much sought after residential area of Whitehall. In our opinion it offers superb stylish living accommodation throughout, briefly comprising; entrance vestibule, elegant living room with multi fuel burning stove, recently fitted dining kitchen with contemporary units and a wide range of built in and integrated appliances, first floor, two double bedrooms, a very practical walk-in wardrobe on the landing and a three-piece bathroom with shower. Benefits from gas central heating and new PVC double-glazed windows and exterior doors. This property is convenient for local amenities including pre-school nurseries, Primary Schools, and Whitehall Park.



52 Watery Lane, Darwen

LOCATION

From Darwen town centre on Bolton Road, turn left into Watery Lane (across from Whitehall Park entrance gates), the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold 999 year (approximately £1.20 p.a) . Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door

LIVING ROOM

14' 5" x 13' 8" (4.39m x 4.17m) PVC double-glazed window, multi fuel burning stove, mantle, stone hearth, radiator, spotlighting, shelving

FITTED DINING KITCHEN (APPROXIMATELY 3 YEARS OLD)

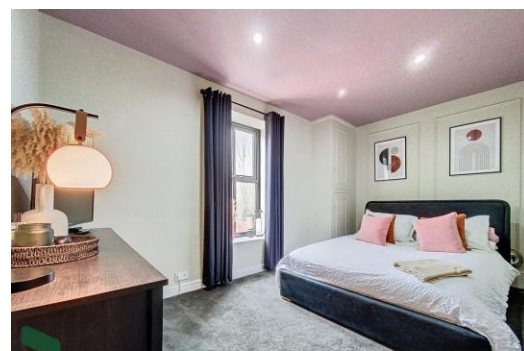
14' 4" x 12' 4" (4.37m x 3.76m) Fitted wall and floor units including drawers, oak worktops, induction hob, extractor hood, built in oven, fitted bottle fridge, integrated dishwasher, integrated fridge-freezer, integrated washing machine/dryer, concealed pull-out bin storage, black undermount sink with mixer tap, tiled splash-backs, PVC double-glazed window, PVC exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1
Band
Blackburn with Darwen Borough Council
TBC

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.



FIRST FLOOR

Landing, loft hatch

BEDROOM 1

14' 3" x 9' 3" (4.34m x 2.82m) PVC double-glazed window, radiator, built in storage cupboard (houses 3 year old gas fired central heating boiler unit)



Proctors Darwen

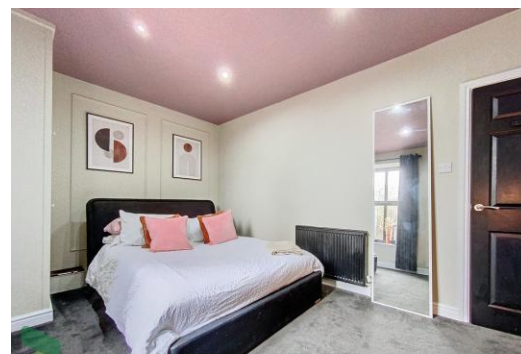
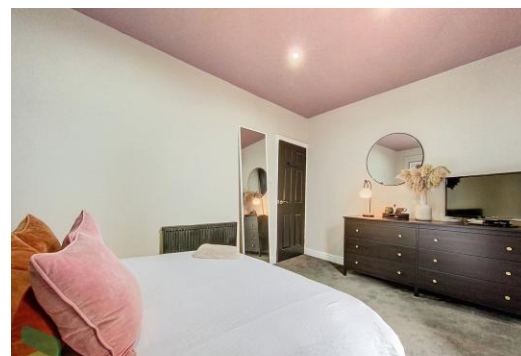
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

52 Watery Lane, Darwen



BATHROOM

Panelled bath with shower over, tiled splash-backs, vanity wash hand basin with storage below, low level WC, electric shaver point, spotlighting, extractor fan

LARGE WALK-IN WARDROBE

Clothes hanging rails and shelving

BEDROOM 2

14' 5" x 7' 8" (4.39m x 2.34m) PVC double-glazed window, radiator

OUTSIDE

Stone steps to the small front garden area to the front and an enclosed yard to the 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.

Proctors Darwen

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