



PROCTORS

ESTATE AGENTS

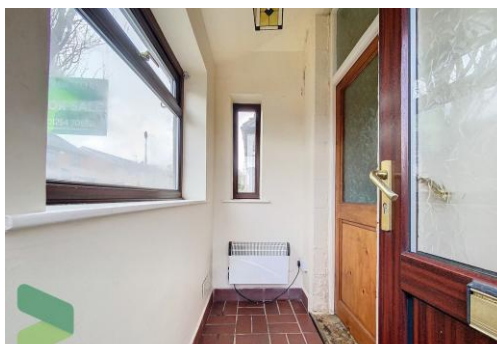
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44 Knowlesy Road, Whitehall, Darwen

Offers over £155,000, Chain Free!

A mature quasi semi-detached house constructed around the 60's and situated in this highly sought after and well-established residential locality of Whitehall. In our opinion the property is a little dated, however this is reflected in the realistic asking price. The living accommodation briefly comprises; entrance porch, hallway, living room, fitted dining kitchen, first floor comprises of three bedrooms and a three-piece shower room. Benefits also from gas central heating and double-glazed windows. Externally there are gardens to the front and rear.



44 Knowlesly Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, turn left into Knowlesly Road and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (nominal amount, 999 lease). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC front door with double-glazed unit, tiled floor, PVC double-glazed window, half glazed door through to;

HALLWAY

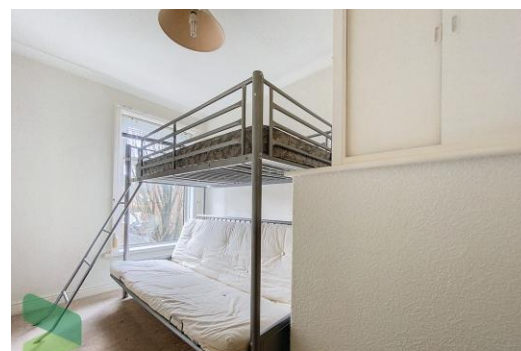
Staircase to first floor, radiator, 'Lyncrusta' wall panels

LIVING ROOM

14' 7" x 14' 3" (4.44m x 4.34m) Measurements into recess. PVC double-glazed window, fireplace, gas fire (with back boiler) radiator

DINING KITCHEN

17' 6" x 8' 8" (5.33m x 2.64m) Two PVC double-glazed windows, fitted wall and floor units, stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splash-backs, electric point for cooker, plumbed for automatic washing machine, under stairs storage cupboard, PVC exterior door (to rear garden)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
TBC
Band A
Blackburn with Darwen Borough Council
E

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.

44 Knowlesly Road, Darwen

FIRST FLOOR

Landing, single-glazed window, loft hatch

BEDROOM 1

14' 5" x 10' 4" (4.39m x 3.15m) Measurements into recess. PVC double-glazed window, radiator

BEDROOM 2

10' 8" x 8' 9" (3.25m x 2.67m) PVC double-glazed window, radiator

BEDROOM 3

11' 3" x 6' 9" (3.43m x 2.06m) PVC double-glazed window, radiator, built in cupboard

SHOWER ROOM

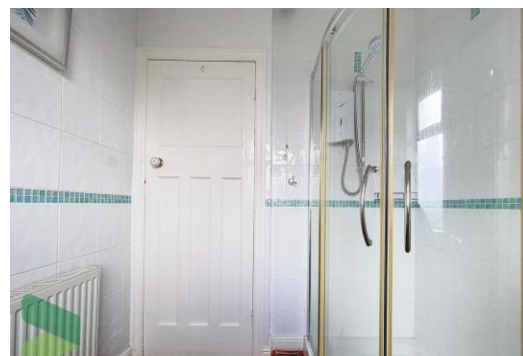
Glazed and tiled corner shower enclosure, vanity wash hand basin, low level WC, fully tiled elevations, PVC double-glazed window, radiator

OUTSIDE

Small front garden with wrought iron gate and to the rear there is decked patio and steps down to enclosed garden area

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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