



# PROCTORS

ESTATE AGENTS

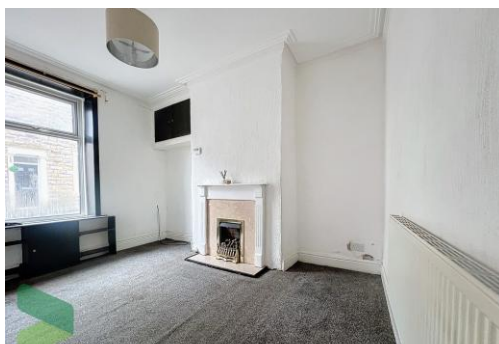
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 16 Portland Street, Darwen

**Offers over £65,000, Chain free!**

A stone-faced mid terrace situated in this highly sought after location at Whitehall. Accommodation comprises, vestibule, hallway, sitting room, living room/dining room, separate fitted kitchen, first floor, two double bedrooms and a 'Jubilee' three-piece bathroom with shower. Benefits include gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to the rear. The interior is a little dated and we feel this is reflected in the realistic asking price.





## 16 Portland Street, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¾ mile and turn left into Grimshaw Street and right into Meadow Street, turn right into Portland Street and the property is on the right-hand side.

### TENURE

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

### ACCOMMODATION

#### VESTIBULE

PVC front door with double-glazed unit, glazed door through to;

#### HALLWAY

Radiator

#### SITTING ROOM

13' 3" x 10' (4.04m x 3.05m) Measurements into recess. PVC double-glazed window, feature fireplace, meter cupboard, built in shelving and cupboards, radiator

#### LIVING ROOM

14' 3" x 10' 1" (4.34m x 3.07m) PVC double-glazed window, tiled hearth, under stairs storage

#### SEPARATE FITTED KITCHEN

9' 1" x 7' (2.77m x 2.13m) Fitted wall and floor units including shelving, stainless steel single drainer sink unit, point for gas cooker, tiled splash-backs, plumbed for automatic washing machine, PVC door with double-glazed unit (to rear yard)



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
n/a  
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 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.

# 16 Portland Street, Darwen

## FIRST FLOOR

Landing

## BEDROOM 1

13' 11" x 10' 9" (4.24m x 3.28m) Measurements into recess. Two PVC double-glazed windows (one serves as a fire escape), built in cupboard (houses gas fired central heating boiler unit)

## BEDROOM 2

12' 7" x 10' 2" (3.84m x 3.1m) PVC double-glazed window, built in cupboard

## 'JUBILEE' BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled elevations, wood panelled ceiling with spotlighting, radiator

## OUTSIDE

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.



Proctors Darwen

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

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)