



PROCTORS

ESTATE AGENTS

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7 Atlas Road, Darwen

Offers over £88,500

This stone-faced, garden fronted mid terrace offers the benefit of two double bedrooms, spacious and bright bathroom, two reception rooms and a separate fitted kitchen. Benefits from PVC double-glazed windows and gas central heating (boiler approximately 3 years old). Local amenities are all nearby within the town centre and the Railway Station is within easy walking distance. Viewing recommended at this realistic asking price, 'ideal first time buy or rental investment'.

LOCATION

From Darwen town centre leave on Railway Road, continue under the railway bridge and into Atlas Road, the property is on the right hand side



7 Atlas Road, Darwen

TENURE

We are advised by the vendor that the property is Leasehold (approximately £1.50 pa. 999 year lease). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

PVC front door with double-glazed unit, tiled floor, original coving to ceiling, half glazed door through to;

SITTING ROOM

13' 9" x 13' 2" (4.19m x 4.01m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, original coving to ceiling

LIVING ROOM/DINING ROOM

14' 1" x 12' (4.29m x 3.66m) Measurements into recess. PVC double-glazed double doors to rear yard, feature fireplace, under stairs storage area



SEPARATE FITTED KITCHEN

13' 5" x 5' 8" (4.09m x 1.73m) Fitted base units, stainless steel single drainer sink unit with mixer tap, gas point for cooker, plumbed for automatic washing machine, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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 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, loft hatch

BEDROOM 1

13' 9" x 13' 2" (4.19m x 4.01m) PVC double-glazed window, radiator, built in cupboards

BATHROOM

Panelled bath with mixer tap, shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, spotlighting to ceiling, PVC double-glazed window

BEDROOM 2

12' x 7' 8" (3.66m x 2.34m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit, approximately 3 years old)



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OUTSIDE

Small garden area to the front, enclosed 'L' shaped 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.

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