



PROCTORS

ESTATE AGENTS

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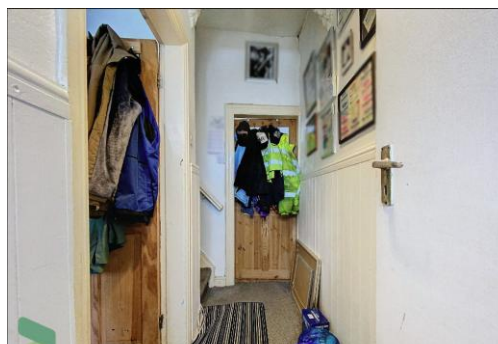
18 Garnett Street, Darwen

Offers over £68,500

Attention landlords! This stone faced mid terraced house has a long-standing tenant that wishes to stay (pays £450pcm). The accommodation is arranged over two floors and briefly comprises; entrance vestibule, hallway, kitchen living room with fireplace, first floor, two bedrooms and a four-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to rear. It is situated just off Sudell and within walking distance of the town centre.

LOCATION

From Darwen town centre leave on Bolton Road, turn left in Hardman Way and proceed on to Sudell Road, at the junction turn left on to Sudellside Street, turn left into Garnett Street and the property is on the left hand side.



18 Garnett Street, Darwen

TENURE

We are advised by the vendor that the property is Leasehold from 1907 for 999 years (£1.37 p.a.). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, meter cupboard, coving to ceiling, door through to;

HALLWAY

Original coving to ceiling

FITTED KITCHEN

9' 7" x 9' 3" (2.92m x 2.82m) Basic wall and floor units including drawers, stainless steel single drainer sink unit, four ring gas hob, built in under oven, extractor hood, tiled worktops and splash-backs, plumbed for automatic washing machine

LIVING ROOM

14' 3" x 11' 4" (4.34m x 3.45m) PVC double-glazed window, fireplace with electric fire, laminate flooring



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.37 P.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 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.

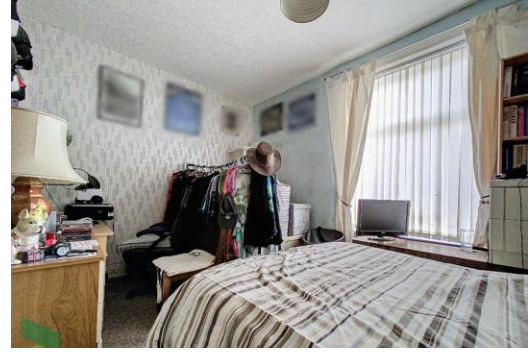
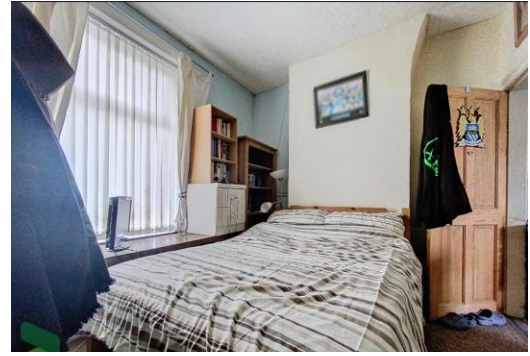
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FIRST FLOOR

Landing

BEDROOM 1

14' 6" x 9' 5" (4.42m x 2.87m) Measurements into recess. PVC double-glazed window, radiator



FOUR-PIECE BATHROOM

Glazed and riled shower enclosure, panelled bath, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window



BEDROOM 2

8' 3" x 8' 2" (2.51m x 2.49m) PVC double-glazed window, radiator, built in cupboard



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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.



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