



15 Waterside Terrace, Waterside, Darwen

£165,000

A most impressive and delightfully situated stone built terraced house set with views towards rolling country side yet convenient for Huddlesden village centre, Darwen, Blackburn and Bolton. The current owner has added a stylish theme throughout and in our opinion offers immaculate and ready to move into accommodation. The beautiful living accommodation briefly comprises: entrance vestibule, living room with feature fireplace and new wood burning stove, elegant dining room, a fully fitted kitchen with high-gloss units and integrated appliances, first floor, a large main bedroom offering moorlands views, a spacious bathroom and a second double bedroom with pleasant outlooks. Benefits include PVC double-glazed windows and gas central heating, oak interior doors, neutral décor and complimenting flooring. Externally there is a privately enclosed yard to the rear. Viewing highly recommended!



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LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, bear right into Marsh House Lane, continue across the roundabout at the top, proceed across onto Hoddlesden Road. Follow this road through the village for approximately one mile, at the end of Leonard Terrace Waterside Terrace is across on the left hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door with double-glazed units, oak interior door through to;

LIVING ROOM

14' 7" x 14' 4" (4.44m x 4.37m) Measurements into recess. PVC double-glazed window, log burning stove set on stone hearth, stone inset and lighting, recessed shelving, radiator, built in cupboard, laminate flooring

DINING ROOM

14' 10" x 9' 3" (4.52m x 2.82m) Feature fireplace, electric fire, integrated fridge-freezer, PVC double-glazed exterior door (to rear yard), staircase to first floor with oak and chrome handrail

FULLY FITTED KITCHEN

11' 5" x 4' 8" (3.48m x 1.42m) Fitted modern wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, tiled splash-backs, plumbed for automatic washing machine, tiled floor, PVC double-glazed window



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen Borough Council
Band F

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 10' 2" (4.42m x 3.1m) PVC double-glazed window (pleasant outlooks), radiator

BEDROOM 2

14' 2" x 9' 5" (4.32m x 2.87m) Minimum 6'7". PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower attachment and screen over, vanity wash-hand basin with storage below, low level WC, heated towel rail, extractor fan, part tiled elevations, tiled floor



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OUTSIDE

Very quaint, privately enclosed yard to the rear with decking, paving and stone chipping



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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