



PROCTORS

ESTATE AGENTS

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523 Bolton Road, Whitehall, Darwen

Offers in the region £155,000

Situated in the sought after Whitehall area, in our opinion this garden fronted mid terraced property offers a modern and stylish interior throughout. It also retains many of its original features associated with this period property and must be viewed to fully appreciate. Briefly comprises; entrance vestibule, hallway, sitting room, living room with feature fireplace, open plan breakfast room with feature natural stone elevation and a fully fitted kitchen. The basement is a useful room and has power and light. The first floor has three bedrooms (two area doubles) and an impressive family bathroom with shower. Gas central heating and PVC double -glazed windows are included. It is conveniently situated on the Bolton side of town with local amenities on hand within the area. Viewing is a highly recommended!



523 Bolton Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, the property is on the left-hand side (opposite Park Road).

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.20 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, meter cupboard, oak glazed door through to;

HALLWAY

Radiator, coving to ceiling, radiator

LIVING ROOM

12' 8" x 10' 1" (3.86m x 3.07m) Measurements into recess. PVC double-glazed window, radiator, coving to ceiling

DINING ROOM/LIVING ROOM

13' 4" x 12' 6" (4.06m x 3.81m) Feature fireplace, marble inset and hearth, living flame gas fire, 'Amtico' flooring, radiator, coving to ceiling, access down to;

CELLAR

13' 10" x 12' 3" (4.22m x 3.73m) 13' 10" x 12' 3" (4.22m x 3.73m) Power and light

BREAKFAST ROOM/SUN LOUNGE

12' 7" x 4' 7" (3.84m x 1.4m) Feature exposed natural stone elevation, breakfast bar, double-glazed roof window, fitted wall unit, wall lighting, feature radiator, open through to

FULLY FITTED KITCHEN

8' 10" x 5' 10" (2.69m x 1.78m) Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash -backs, wall mounted gas fired central heating boiler (new 2020), feature modern



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.20 p,a,
Band A
Blackburn with Darwen Borough Council
C

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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radiator, 'Elitih' flooring, PVC double-glazed window

FIRST FLOOR

Landing, coving to ceiling

FAMILY BATHROOM

Panelled bath with mixer tap, shower, shower attachment and screen over, pedestal wash hand basin, mirrored wall cabinet with LED lighting, low level WC, heated towel rail, coving to ceiling, extractor

BEDROOM 1

14' x 10' 4" (4.27m x 3.15m) Measurements into recess. PVC double-glazed window, radiator

BEDROOM 2

13' 1" x 6' 6" (3.99m x 1.98m) PVC double-glazed window, radiator

BEDROOM 3

10' 4" x 6' 3" (3.15m x 1.91m) PVC double-glazed window, radiator, coving to ceiling



Proctors Darwen

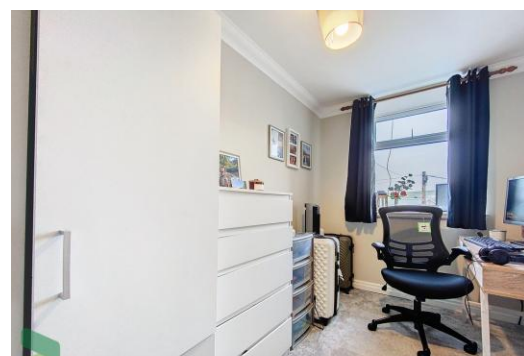
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OUTSIDE

Small garden area to the front and a paved enclosed yard to the 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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