



PROCTORS

ESTATE AGENTS

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15 Dean Street, Darwen

£75,000

ATTENTION LANDLORDS, LONG STANDING TENANT WISHES TO STAY £450 PCM. A traditional stone fronted mid terraced property, conveniently situated on this residential cul de sac street close to all amenities at both Lynwood and Hollins Grove. The accommodation provides a entrance vestibule, hallway, sitting room, living room/dining room, a separate fitted kitchen, first floor, two large bedrooms and a three-piece bathroom with shower. Benefits from PVC double-glazed windows and gas central heating.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and proceed through to Hollins Grove. Turn right into Pitville Street, turn left into Clifton Street, proceed into Sandringham Road, right into Oxford Street, right into Dean Street and the property is on the right hand side.



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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

Interior door through to:

HALLWAY

Radiator

SITTING ROOM

14' 3" x 10' 8" (4.34m x 3.25m) Measurements into recess. PVC double-glazed window, radiator

LIVING ROOM

13' 8" x 10' 8" (4.17m x 3.25m) PVC double-glazed window, radiator, under stairs storage area

SEPARATE FITTED KITCHEN

10' 5" x 6' 5" (3.18m x 1.96m) Fitted 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, extractor hood, plumbed for automatic washing machine, radiator, tiled splash-backs, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

14' 4" x 13' 7" (4.37m x 4.14m) Measurements into recesses. PVC double-glazed window, radiator

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled elevations, radiator, PVC double-glazed window

BEDROOM 2

14' x 7' 5" (4.27m x 2.26m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.20
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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OUTSIDE

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.



Proctors Darwen

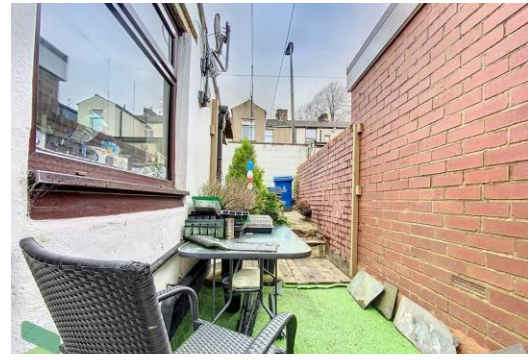
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