



# PROCTORS

ESTATE AGENTS

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**74 Argyle Street, Darwen**

**£110,000, Chain free!**

A recently modernised mid terrace house on the higher part of this popular street and convenient street. The property provides spacious family sized accommodation with two reception rooms, a new fully fitted kitchen, three bedrooms and a three-piece bathroom with shower. It has gas central heating and PVC double-glazing. It has been redecorated throughout and has new carpets. Ideal for first time buyers, viewing recommended!

## LOCATION

From Darwen town centre leave on Duckworth Street, continue onto Blackburn Road, turn right in to Dove Lane and left onto Greenway Street, continue then turn right into Snape Street continue to the top turn left and then left into Argyle Street and the property is on the left-hand side.



## 74 Argyle Street, Darwen

### TENURE

We are advised by the vendor that the property is Leasehold (£1.75 per annum). Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

#### ENTRANCE HALL

Radiator

#### SITTING ROOM

12' 0" x 11' 11" (3.66m x 3.63m) Living flame gas fire in fireplace with fire surround, PVC double-glazed window radiator, laminate flooring

#### LIVING ROOM

16' 0" x 16' 3" (4.88m x 4.95m) Measurements into PVC double-glazed bay window, fireplace with surround, radiator, cupboard downstairs

#### NEW FULLY FITTED KITCHEN

9' 8" x 7' 11" (2.95m x 2.41m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double-glazed window

#### FIRST FLOOR

Landing

#### BEDROOM 1

15' 9" x 11' 9" (4.8m x 3.58m) PVC double-glazed window, radiator

#### BEDROOM 2

10' 8" x 7' 6" (3.25m x 2.29m) PVC double-glazed window, radiator

#### BEDROOM 3

11' 1" x 7' 11" (3.38m x 2.41m) PVC double-glazed window, radiator

#### THREE-PIECE BATHROOM

Panelled bath with shower over, wash hand basin, w.c, wood panelled ceiling, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1.75 per annum  
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.



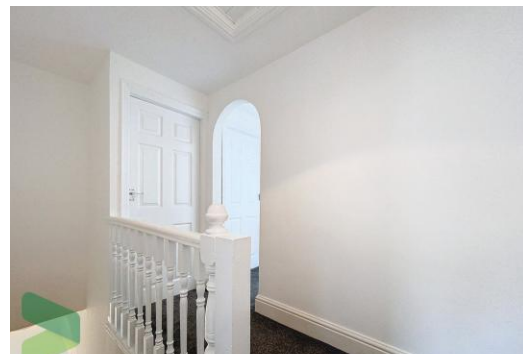
## 74 Argyle Street, Darwen

### 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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