



# PROCTORS

ESTATE AGENTS

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**7 Highfield Street, Darwen**

**£70,000**

"A investment opportunity". The tenant is long term and wishes to stay at the property (currently pays £400 pcm), on that basis we feel this would be an ideal buy for a landlord. This stone faced mid terrace house situated in this convenient residential area close to all amenities on Sudell and within walking distance of the town centre. The property briefly comprises; vestibule, living room, fitted dining kitchen, first floor, two double bedrooms and a three-piece bathroom. PVC double-glazed windows and gas central heating are both installed throughout. Externally there is an enclosed yard to the rear.

## LOCATION

From Darwen town centre leave on Bolton Road. Turn left onto Hardman Way and continue ahead into Sudell Road. Turn right onto Ratcliffe Street, right into Highfield Street and the property is on the right hand side



## 7 Highfield Street, Darwen

### TENURE

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

### ACCOMMODATION

#### VESTIBULE

PVC front door, interior door through to;

#### LIVING ROOM

13' 9" x 13' 5" (4.19m x 4.09m) Measurements into recess. PVC double-glazed window, radiator, meter cupboard

#### FITTED KITCHEN

13' 4" x 10' 3" (4.06m x 3.12m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit mixer tap, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door to rear yard

#### FIRST FLOOR

Landing

#### BEDROOM 1

13' 9" x 13' 5" (4.19m x 4.09m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard

#### BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window

#### BEDROOM 2

10' 5" x 7' 6" (3.18m x 2.29m) PVC double-glazed window, radiator

#### OUTSIDE

Enclosed yard to rear with timber fencing

#### 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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