



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 41 Newton Street, Darwen

**Offers Over £65,000**

Attention **ONLY CASH BUYERS!** This stone faced garden fronted end terraced house offers deceptively spacious accommodation briefly comprises; entrance vestibule, hallway, two reception rooms, kitchen, first floor, two double bedrooms and a three-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to rear with a store that was originally used as a garage. It is situated on a popular residential street and is within walking distance of the town centre. The asking price reflects the need for renovation works required.





# 41 Newton Street, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street, left into Union Street, at the top turn left on to Railway Road, continue under the Railway bridge, continue ahead into Atlas Road and at the top turn left into Olive Lane, left into Newton Street and the property is on the left-hand side.

## TENURE

To be advised

## ACCOMMODATION

### VESTIBULE

PVC front door, half glazed door through to;

### HALLWAY

Radiator, original coving to ceiling

### SITTING ROOM

12' 10" x 11' 2" (3.91m x 3.4m) Measurements into recess. PVC double-glazed window, radiator, wall lights

### LIVING ROOM

15' 4" x 11' 9" (4.67m x 3.58m) Two PVC double-glazed windows, fireplace with cast iron and tiled inset

### KITCHEN

10' 1" x 8' (3.07m x 2.44m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, electric point for cooker, plumbed for automatic washing machine, tiled splash-backs, radiator, PVC exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band  
Blackburn with Darwen Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

## 41 Newton Street, Darwen

### FIRST FLOOR

Landing, loft hatch

### BEDROOM 1

15' 8" x 12' 2" (4.78m x 3.71m) PVC double-glazed window, radiator

### BEDROOM 2

15' 5" x 9' 5" (4.7m x 2.87m) PVC double-glazed window, radiator

### BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, radiator, built in cupboard (houses gas fired central heating boiler unit), radiator, PVC double-glazed window

### OUTSIDE

Small garden area to the front, enclosed yard to the rear with store was originally a garage (needs repairs)

### 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

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

%epcGraph\_c\_1\_198%