



# PROCTORS

ESTATE AGENTS

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## 48 Thompson Street, Darwen

Offers Over £160,000

A mature semi-detached house situated in this popular, well established residential area on the south side of town within easy reach of all local amenities and within easy access to the town centre and all surrounding towns. The property provides family sized living accommodation with the benefit of three bedrooms (two are doubles), a three-piece bathroom with shower, a living room open through to a dining area, a home office/snug and a fully fitted breakfast kitchen. Benefits include gas central heating and PVC double-glazed windows. Externally there are easy to maintain gardens to the front and rear, along with a single driveway to the side. Viewing recommended at this realistic asking price!



# 48 Thompson Street, Darwen

## LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn left into Grimshaw Street, right into Thompson Street and the property is on the right hand side.

## TENURE

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

## ACCOMMODATION

### HALLWAY

PVC front door with double-glazed unit, spindled balustrade and staircase to first floor, radiator, under stairs storage cupboard

### FULLY FITTED KITCHEN

11' 1" x 8' 6" (3.38m x 2.59m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, oak worktops, breakfast bar, electric hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, tiled floor, PVC double-glazed window

### LIVING ROOM

14' 8" x 12' (4.47m x 3.66m) Feature wood clad chimneybreast, laminate flooring, PVC double-glazed patio door (to rear garden), open through to;

### DINING AREA

10' 3" x 7' 7" (3.12m x 2.31m) PVC double-glazed window, radiator, laminate flooring

### HOME OFFICE/SNUG

10' 5" x 6' 4" (3.18m x 1.93m) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
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 and 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.

## 48 Thompson Street, Darwen

### FIRST FLOOR

Landing, PVC double-glazed window, loft hatch

### BEDROOM 1

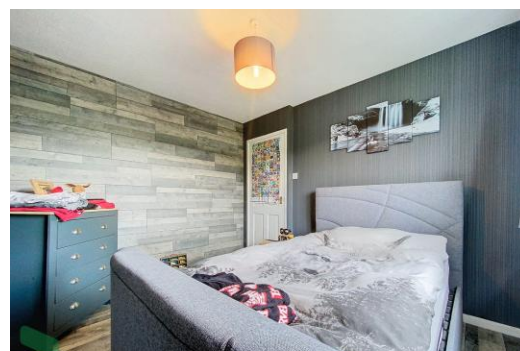
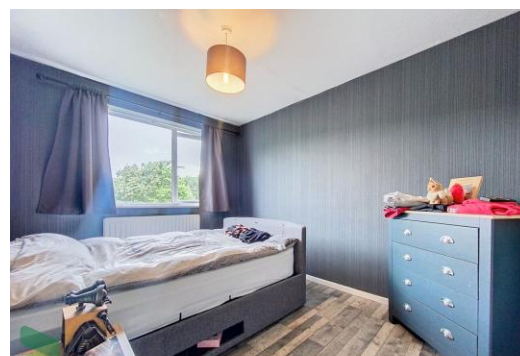
12' x 8' 6" (3.66m x 2.59m) PVC double-glazed window, radiator, fitted wardrobes and cupboards

### BEDROOM 2

10' 9" x 8' 9" (3.28m x 2.67m) PVC double-glazed window (open aspects), radiator

### BEDROOM 3 (CURRENTLY USED AS HOME OFFICE)

7' 4" x 5' 7" (2.24m x 1.7m) PVC double-glazed window, wall mounted gas fired central heating boiler unit



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### FAMILY BATHROOM

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



### OUTSIDE

Gardens to the front and rear, the latter is privately enclosed, has decking, grassed area, flowerbeds, timber fencing and timber shed. In addition there is a single driveway to the side



### 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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