



PROCTORS

ESTATE AGENTS

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3 Edmund Street, Darwen

Offers In The Region Of £115,000 Chain Free!

We strongly recommend internal inspection to fully appreciate this immaculately presented mid terrace house, it is within easy reach of the railway station and all town centre amenities. It has undergone an extensive improvement programme and in our opinion would be an ideal starter home. The 'ready to walk into' accommodation briefly comprises: living room with feature fireplace, a superb newly fitted kitchen high-gloss units, breakfast island and integrated appliances. The first floor provides a large main bedroom, the second bedroom is a good size and there is a stylish three-piece bathroom with shower. Benefits from Gas central heating (boiler new), new PVC double-glazed windows, electrical re-wire, roof overhaul, new interior doors, new neutral décor and new complimenting flooring throughout.



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LOCATION

From Darwen town centre proceed towards Bolton, turn left onto Hardman Way and continue ahead and along Sudell Road, turn right just before the Victoria Public House onto Highfield Road and then right into Edmund Street. 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

LIVING ROOM

14' 7" x 12' 7" (4.44m x 3.84m) PVC double-glazed window, radiator, feature brick built fireplace, meter cupboards

FITTED BREAKFAST KITCHEN

12' 6" x 10' 4" (3.81m x 3.15m) Fitted new white high-gloss wall and floor units including drawers, wine rack, black single drainer one and a half bowl sink unit with mixer tap, electric hob, black and glass extractor hood, built in oven, integrated fridge-freezer, breakfast island, marble effect worktops and splash-backs, plumbed for automatic washing machine, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, spindled balustrade, loft hatch

BEDROOM 1

13' 2" x 12' 1" (4.01m x 3.68m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

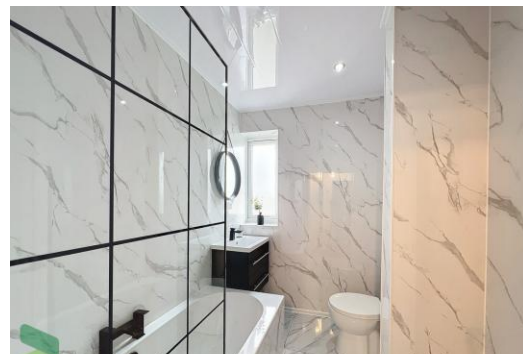
Band
Blackburn with Darwen Borough Council
TBC

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.

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NEWLY INSTALLED BATHROOM

Panelled bath with shower, shower attachment and screen over, wall hung vanity unit with storage below, low level WC, heated towel rail, PVC double-glazed window, tiled floor, acrylic wall panelling and ceiling



BEDROOM 2

13' 9" x 6' 8" (4.19m x 2.03m) PVC double-glazed window, radiator



OUTSIDE

Attractively presented yard to rear with paved paths, astroturf, feature timber cladding



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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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