



PROCTORS

ESTATE AGENTS

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27 Woodville Terrace, Darwen

£150,000 Chain Free

An excellent garden-fronted end terrace house situated in this much sought after residential locality of Whitehall. The property provides excellent and spacious living accommodation with the benefit of three bedrooms (two have fitted furniture), stylish three-piece bathroom with shower, sitting room and an impressive living-dining room open through to a fitted kitchen with breakfast bar. Gas central heating and PVC double-glazed windows are both installed. The accommodation is immaculately presented throughout and the stylish décor and complimenting flooring. Local amenities include primary schools, bus services and local shops and the town centre is within easy reach. Viewing is strongly recommended!



27 Woodville Terrace, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¼ mile and turn left into Grimshaw Street and right into Meadow Street, left into Woodville Terrace 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

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, original coving to ceiling, meter cupboard, half glazed door though to;

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

12' 2" x 11' 6" (3.71m x 3.51m) Measurements into recess. Two PVC double-glazed windows, feature fireplace with marble inset and hearth, living flame gas fire, radiator, original coving to ceiling, ornate ceiling

LIVING-DINING ROOM OPEN THROUGH TO KITCHEN

LIVING-DINING ROOM

13' 6" x 12' 10" (4.11m x 3.91m) Measurements into recess. Radiator, recess with stove effect electric fire, open plan through to;

FULLY FITTED KITCHEN

9' 1" x 6' 2" (2.77m x 1.88m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, black four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, breakfast bar, tiled splash-backs, tiled floor, radiator, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, radiator, spindled balustrade, loft access via drop-down ladder

BEDROOM 1

14' 3" x 12' 2" (4.34m x 3.71m) PVC double-glazed window, radiator, a range of fitted furniture

BEDROOM 2

10' 4" x 7' 2" (3.15m x 2.18m) Measurements approximate. PVC double-glazed window, radiator, fitted wardrobes



Tenure	Freehold
Ground Rent	n/a
Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	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.

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FAMILY BATHROOM

Panelled bath with shower, shower attachment, mixer tap and screen over, vanity wash hand basin with cupboards below, low level WC, heated towel rail, tiled walls and floor, spotlighting to ceiling, PVC double-glazed window



BEDROOM 3

8' 1" x 6' 3" (2.46m x 1.91m) Maximum measurements. PVC double-glazed window, radiator



OUTSIDE

Small garden area to the front, enclosed 'L' shaped yard to the rear with timber steps and decked patio area



Proctors Darwen

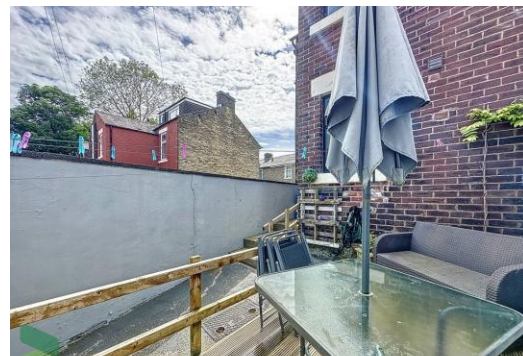
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PLEASE NOTE

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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