



# PROCTORS

ESTATE AGENTS

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## 11 Albert Street, Darwen

Offers Over £95,000

A stone faced mid terraced cottage situated on a sought after, cobbled cul de sac street in the popular area of Whitehall. Accommodation comprises: entrance vestibule, a lounge, a separate fitted Kitchen, on the first floor there is a three-piece bathroom and a double bedroom. Benefits from PVC double-glazed windows to the front, single glazed windows to the rear and gas central heating. Outside there is an enclosed yard to the rear. In our opinion this property is realistically priced and would be of interest to first time buyers, a single person or a couple. Chain free!

### LOCATION

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



# 11 Albert Street, Darwen

## TENURE

We have been advised by the vendor that the property is Freehold. Any prospective buyer should seek clarification from their solicitor.

## ACCOMMODATION

### LIVING ROOM

11' 3" x 12' 4" (3.43m x 3.76m) Measurements into chimney breast, Multi fuel stove, wood front door, PVC double-glazed window, radiator, meter cupboards

### FITTED KITCHEN

11' 10" x 8' 11" (3.61m x 2.72m) Wall and floor units including drawers stainless steel single drainer sink unit, gas point for cooker, plumbed for automatic washing machine, PVC door, single-glazed window

## FIRST FLOOR

### BEDROOM 1

12' 7" x 11' 3" (3.84m x 3.43m) Measurements into chimney breast, PVC double-glazed window with diamond leaded upper (overlooks the old cemetery), radiator

### THREE-PIECE BATHROOM

12' 1" x 5' 10" (3.68m x 1.78m) Panelled bath with shower and screen, wash hand basin, low-level W/C, wall mounted gas fired central heating boiler unit, tiled splashbacks, single-glazed window

## OUTSIDE

Rear yard

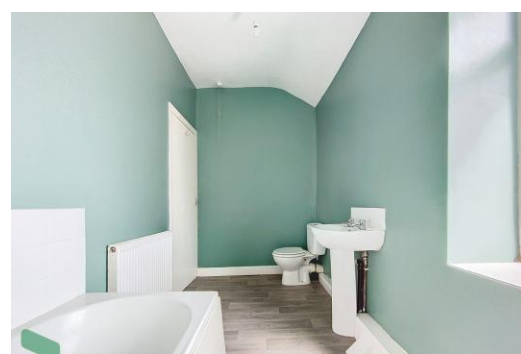
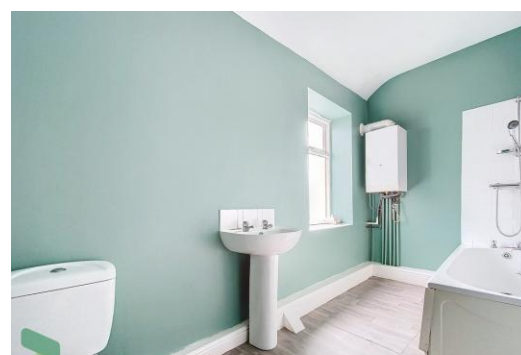


Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band A  
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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### 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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