



PROCTORS

ESTATE AGENTS

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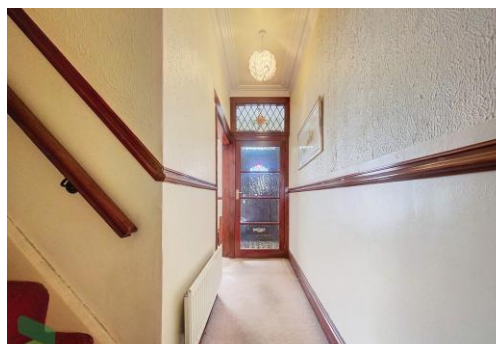
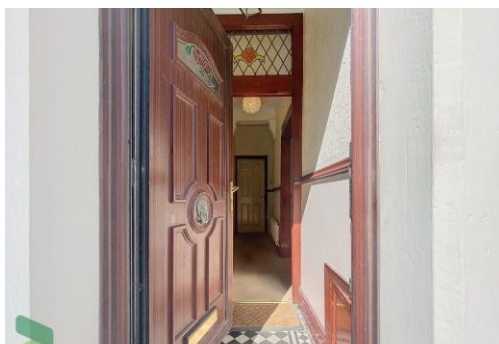
58 Tockholes Road, Darwen

Offers Over £115,000 Chain Free!

A deceptively spacious stone-faced mid terrace house situated in this popular residential locality within easy reach of all town centre amenities yet on the fringe of the Darwen countryside. The accommodation briefly comprises; entrance vestibule, hallway open through to a dining room/sitting room, spacious lounge with PVC double-glazed double doors the rear yard that then gives access to a really useful two room basement, a separate fitted kitchen, the first floor has two double bedrooms and a bright four-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Viewing is recommended at this realistic asking price.

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn second right into Tockholes Road and the property is on the right-hand side.



58 Tockholes Road, Darwen

TENURE

We are advised by the vendor that the property is Leasehold, 999 year, approximately £1 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, tiled floor, original coving to ceiling, glaze door through to;

HALLWAY

Radiator, open through to;

DINING ROOM/SITTING ROOM

12' 1" x 10' 7" (3.68m x 3.23m) PVC double-glazed window, radiator, arches recess, meter cupboard, original coving to ceiling, picture rail

LIVING ROOM

14' 6" x 12' 3" (4.42m x 3.73m) Measurements into recess. Fireplace with living flame gas fire, radiator, ornate coving to ceiling, picture rail, under stairs storage area, PVC double-glazed double doors (to rear yard)

SEPARATE KITCHEN

11' 3" x 7' 3" (3.43m x 2.21m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, space and power point for fridge-freezer, tiled splash-backs, two PVC double-glazed windows (there is also an integrated dishwasher that does no longer work)



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	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 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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FIRST FLOOR

Landing, spindled balustrade



BEDROOM 1

14' 4" x 12' 1" (4.37m x 3.68m) PVC double-glazed window, radiator, two built in wardrobes, cast iron fireplace and tiled hearth



FOUR PIECE BATHROOM

Panelled bath, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window



Proctors Darwen

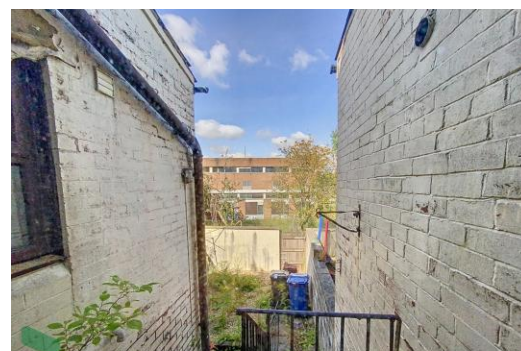
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BEDROOM 2

12' 5" x 7' 3" (3.78m x 2.21m) PVC double-glazed window, radiator, original built in storage cupboard

OUTSIDE

There is an enclosed yard to the rear with access to;

CELLAR ROOM 1

11' 1" x 7' 4" (3.38m x 2.24m) Power, light, water, wall mounted gas fired central heating boiler unit

ROOM 2

13' x 10' 8" (3.96m x 3.25m) Measurements to maximum. Spotlighting to ceiling, recessed store area

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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