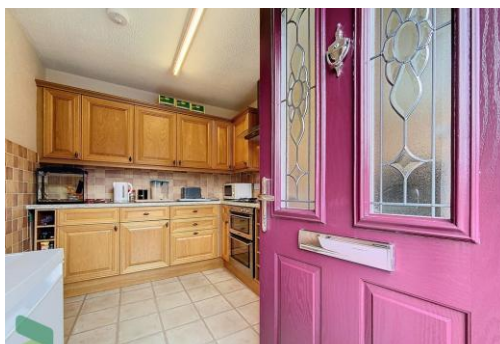




### 33 Thompson Street, Darwen

Offers over £165,000

A well-presented semi detached-true bungalow situated in this much sought after residential area just off Grimshaw Street or Watery Lane on the south side of town. In our opinion the property provides attractive living accommodation throughout that would be ideal for a couple or a single person. Briefly comprises two double bedrooms, a four-piece bathroom, a generous size lounge with space for dining and a fully fitted kitchen with integrated appliances. Benefits from gas central heating and PVC double-glazed windows throughout. Externally there is a large garden to the front with a long driveway and to the rear there is a south facing tiered garden with raised patio that takes advantage of the views. Local amenities are all nearby and include shops, schools and bus services. Viewing is recommended.





## 33 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 left-hand side.

### TENURE

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

### ACCOMMODATION

#### FRONT DOOR TO FULLY FITTED KITCHEN

10' 15" x 7' 9" (3.43m x 2.36m) Fitted wall and floor units including drawers, wine rack, 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 and glass extractor hood, tiled splash backs, plumbed for automatic washing machine,

#### LIVING ROOM WITH DINING SPACE

16' 9" x 11' 2" (5.11m x 3.4m) PVC double-glazed window, feature fireplace, electric coal effect fire, radiator, coving to ceiling

#### INNER HALL

Built in cupboard, radiator, PVC exterior door (could be used in place of the front door)

#### BEDROOM 1

11' 5" x 10' 5" (3.48m x 3.18m) PVC double-glazed window, radiator

#### BEDROOM 2

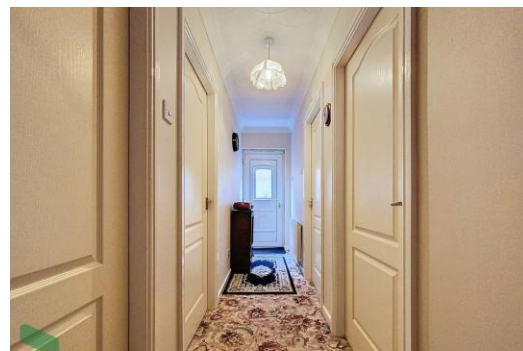
11' 4" x 8' 7" (3.45m x 2.62m) PVC double-glazed window, radiator

#### FOUR PIECE BATHROOM

Panelled bath, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, tiled splash-backs, extractor fan, PVC double-glazed window

#### OUTSIDE

Large lawned garden to front with long driveway. Gated and paved pathway to the side. To the rear there is a paved patio, tiered garden and 11 steps up to a raised patio that takes advantage of the views



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band B  
Blackburn with Darwen Borough Council  
C

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.



**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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



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