



# PROCTORS

ESTATE AGENTS

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## 51 Redearth Road, Darwen

**£145,000 Chain Free!**

This bright and spacious mid terraced house has been renovated and in our opinion it now offers stylish, ready-to-move-into accommodation within easy walking distance of the Academy, town centre, bus and railway station. The ground floor features a welcoming living room and an impressive newly fitted dining kitchen, designed in an open plan layout with space for a dining area or home office. The kitchen has been finished to a high standard with a wide range of integrated appliances. The first floor offers two well-proportioned double bedrooms along with a newly installed, contemporary bathroom complete with a shower. A further attic room, featuring two new roof windows, a radiator, new décor and spotlighting (not currently holding building regulations for a permanent third bedroom). The renovation includes new flooring throughout, fresh neutral décor, and a full electrical rewire, ensuring comfort, safety and style in equal measure. Externally there is an enclosed yard to rear with feature timber clad walls. Beyond the yard there is ample communal parking. Viewing is strongly recommended!





# 51 Redearth Road, Darwen

## LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and right into Redearth Road, continue past Darwen Academy and the property is on the left hand side.

## TENURE

We are advised by the vendor that the property is Leasehold 999 year lease (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE VESTIBULE

New composite front door with double-glazed unit, interior door through to;

### LIVING ROOM

14' 4" x 12' 8" (4.37m x 3.86m) Measurements into recess. PVC double-glazed window, radiator, spot-lighting to ceiling, large under stairs storage area

### NEW FITTED DINING KITCHEN

9' 1" x 7' 8" (2.77m x 2.34m) Fitted modern units including drawers, black electric hob, stainless steel extractor hood, built in under oven, integrated fridge-freezer, black single drainer sink unit with mixer tap, integrated automatic washing machine, tiled splashbacks, radiator, spotlighting to ceiling, new PVC double-glazed exterior door, open plan through to;

### DINING AREA/HOME OFFICE

9' 3" x 5' 5" (2.82m x 1.65m) PVC double-glazed window, built in cupboard (houses gas fired central heating boiler unit)

## FIRST FLOOR

Landing

### NEW BATHROOM SUITE

Panelled bath with shower, shower attachment and screen over, combination unit with vanity wash hand basin, cupboards and low level WC, heated towel rail, marble effect wall panelling, PVC double-glazed window, spotlighting and extractor fan to ceiling

### BEDROOM 1

13' 5" x 10' 2" (4.09m x 3.1m) Measurements to minimum. PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
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 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.

## 51 Redearth Road, Darwen

### BEDROOM 2

12' 9" x 8' (3.89m x 2.44m) PVC double-glazed window, radiator



### ATTIC

15' 0" x 12' 4" (4.57m x 3.76m) From the first floor landing there is a interior door and a carpeted staircase to large attic room with two double-glazed roof windows, radiator and spotlighting



### OUTSIDE

Enclosed yard to rear with feature timber wall cladding and timber gate



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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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