



# PROCTORS

ESTATE AGENTS

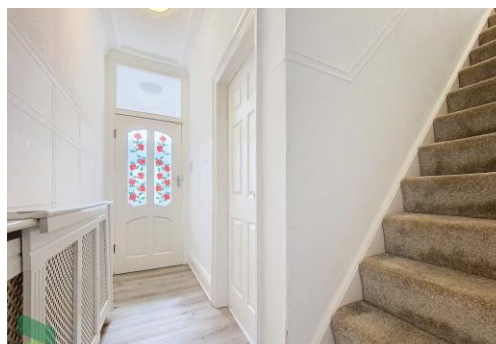
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## 41 Brighton Terrace, Darwen

**Reduced to Offers Over £125,000 Chain Free!**

This traditional stone faced garden fronted mid terrace house offers ready to move into generous size family living accommodation throughout. Briefly comprises; entrance vestibule, hallway, spacious sitting room, living room PVC double-glazed double doors to a useful lean to, a separate fully fitted kitchen, first floor, three bedrooms (the main bedroom has fitted wardrobes) and a family bathroom with corner bath and shower attachment. Externally there is a small garden area to the front and yard to the rear with astroturf. Benefits from gas central heating and PVC double-glazed window along with neutral décor and complimenting flooring. Viewing essential to appreciate the generous size accommodation on offer!





# 41 Brighton Terrace, Darwen

## LOCATION

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

## TENURE

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

## ACCOMMODATION

### ENTRANCE VESTIBULE

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

### HALLWAY

Laminate flooring, radiator, staircase to first floor

### SITTING ROOM

12' 10" x 10' 8" (3.91m x 3.25m) Measurements into recess. PVC double-glazed window, radiator, wall mounted electric fire, laminate flooring, original coving to ceiling

### LIVING ROOM

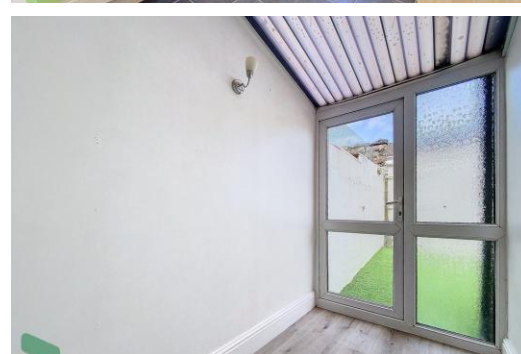
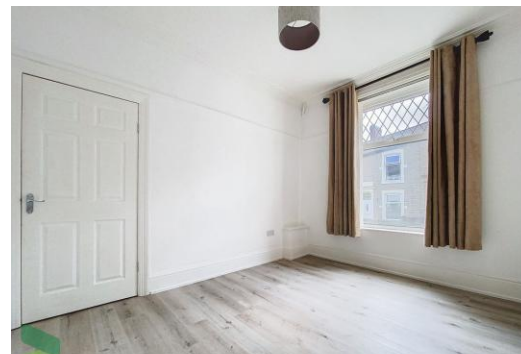
14' 5" x 13' 3" (4.39m x 4.04m) Measurements into recess. Feature fireplace, radiator, under stairs storage cupboard, PVC double-glazed double doors through to;

### LEAN TO

PVC roof, wall light, power point

### SEPARATE FITTED KITCHEN

10' 1" x 8' 3" (3.07m x 2.51m) 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, extractor hood, built in double oven, plumbed for automatic washing machine, 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 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.

## 41 Brighton Terrace, Darwen



### FIRST FLOOR

Landing

### BEDROOM 1

12' 1" x 11' 3" (3.68m x 3.43m) Measurements up to fitted wardrobes (3 doors), PVC double-glazed window, radiator



### BEDROOM 2

10' x 8' 6" (3.05m x 2.59m) PVC double-glazed window, radiator



### BEDROOM 3

9' 7" x 5' 6" (2.92m x 1.68m) PVC double-glazed window, radiator



### FAMILY BATHROOM

Corner bath with shower attachment over, vanity wash hand basin with cupboards below, low level WC, heated towel rail, spotlighting, extractor fan



Proctors Darwen

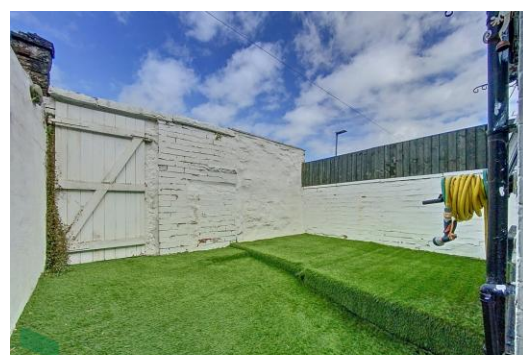
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### OUTSIDE

Small garden area to the front and enclosed yard to the rear with astroturf and water tap

### 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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