



PROCTORS

ESTATE AGENTS

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19 Cyprus Street, Darwen

£160,000

A tradition stone built garden fronted end terrace bordering Ashleigh Barrow, the property is situated in the sought after Whitehall area with primary school and local amenities close by. The accommodation is arranged on two floors and comprises; entrance vestibule, living room with feature remote controlled gas fire, a recently fitted breakfast kitchen with modern units and a wide range of integrated appliances, first floor, two bedroom and a four-piece family bathroom. Other benefits include gas central heating system and UPVC double-glazed windows and exterior doors. Externally there is a privately enclosed yard.



19 Cyprus Street, Darwen

LOCATION

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

TENURE

We are advised by the vendor that the property is Leasehold from 1881 for 980 years approximately £1.50 p.a (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, half glazed door through to;

LIVING ROOM

13' 9" x 13' 5" (4.19m x 4.09m) Measurements into recess. PVC double-glazed window, radiator, inset modern remote controlled log effect gas fire

RECENTLY FITTED BREAKFAST KITCHEN

12' 2" x 11' 5" (3.71m x 3.48m) Fitted modern wall and floor units including breakfast island with storage below, black single drainer one and a half bowl sink unit with mixer tap, electric hob, extractor hood, built in oven, built in microwave, integrated automatic washing machine, vertical radiator, under stairs storage cupboard, plinth heater, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, radiator

BEDROOM 1

13' x 13' (3.96m x 3.96m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard

BEDROOM 2

8' 3" x 8' 2" (2.51m x 2.49m) Maximum measurement. PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath, walk in shower with light above, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window

OUTSIDE

Small garden area to the front with wrought iron gate, enclosed yard to the rear bordering Ashleigh Barrow



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Leasehold

£2

Band A

Blackburn with Darwen Borough Council

D

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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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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