



# PROCTORS

ESTATE AGENTS

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**5 Willow Street, Darwen**

**£120,000, Chain free!**

An outstanding mid terrace house situated in this popular and convenient residential locality within walking distance of the town centre but also on the fringe of open countryside. The property has been modernised and extended and provides very attractive, contemporary living accommodation in immaculate condition throughout. It has two reception rooms and a separate fully fitted kitchen, two bedrooms and a superb four piece bathroom. It is tastefully decorated throughout and has the benefit of gas central heating and PVC double-glazing. Internal inspection is highly recommended to fully appreciate.



## 5 Willow Street, Darwen

### LOCATION

From Darwen town centre leave on Wood Street turning left into Vale Street, turn left onto Tockholes Road, turn right onto Willow Street and the property is on the left hand side on the junction to Willow Bank Lane.

### TENURE

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

### ACCOMMODATION

#### ENTRANCE VESTIBULE

#### LOUNGE

13' 6" x 13' 3" (4.11m x 4.04m) PVC double-glazed window, living flame gas fire in fire surround, double radiator.

#### DINING ROOM

14' 10" x 13' 4" (4.52m x 4.06m) Radiator, understairs storage cupboard.

#### FULLY FITTED KITCHEN

8' 9" x 8' 8" (2.67m x 2.64m) Wall and floor units, built-in oven, hob, stainless steel single drainer sink unit, PVC double-glazed window and door, tiled flooring, sky-light, radiator.

### FIRST FLOOR

#### BEDROOM 1

13' 7" x 13' 2" (4.14m x 4.01m) PVC double-glazed window, radiator, built in cupboard.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
Nominal amount  
Band A  
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 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.



## 5 Willow Street, Darwen



### BEDROOM 2

8' 6" x 7' 3" (2.59m x 2.21m) PVC double-glazed window, radiator, gas fired central heating boiler unit.



### FOUR PIECE BATHROOM

Panelled bath, walk in shower, wash hand basin, W/C, PVC double-glazed window, chrome heated towel rail/radiator, tiled flooring.



### OUTSIDE

Rear yard.



### 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

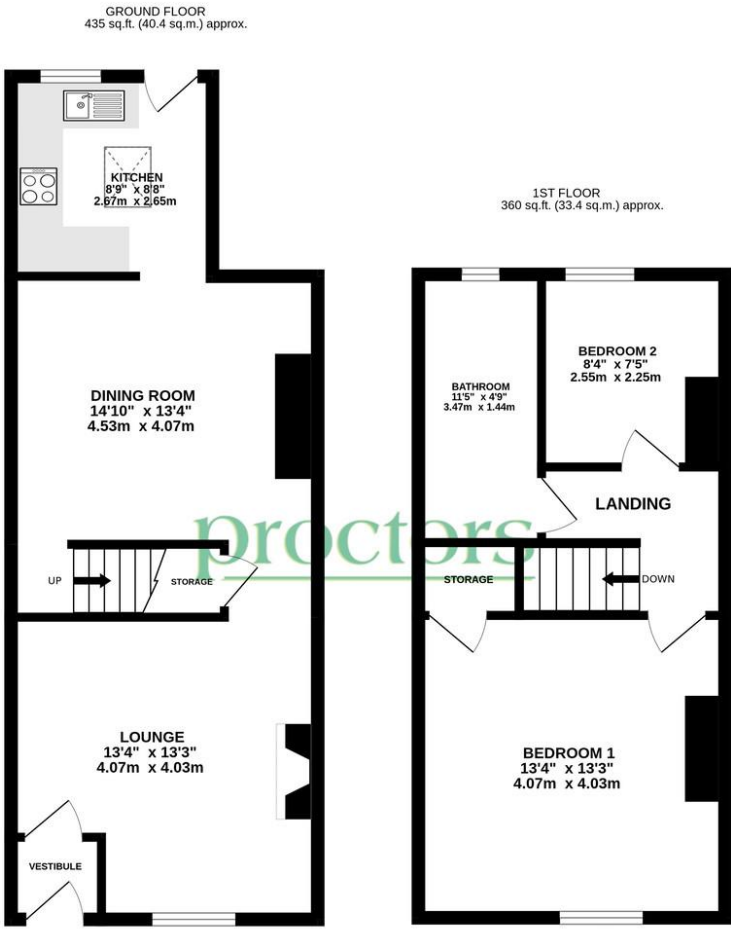
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# 5 Willow Street, Darwen



5 WILLOW STREET - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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