



PROCTORS

ESTATE AGENTS

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32 Elswick Street, Darwen

Offers Over £145,000, Chain Free!

This traditional stone built garden fronted terrace has been in the same family since 1950. It has recently undergone a full renovation project and must be viewed to fully appreciate the family sized living accommodation this house has to offer. Briefly comprises; entrance vestibule, hallway, two reception rooms, a separate newly fitted kitchen, utility/boot room, ground floor cloakroom/WC. The first floor has three generous size bedrooms and a recently fitted bathroom with shower. Benefits include new gas central heating system, PVC double-glazed windows, new roof in 2017, electrical re-wire, new carpets and complimenting décor throughout. Local amenities are on hand including primary schools, bus services and local shops and the town centre is within easy reach.



32 Elswick Street, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Turn left into Sudellside Street, right into Elswick 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

ENTRANCE VESTIBULE

PVC front door, original coving to ceiling, glazed door through to;

HALLWAY

Radiator, original coving to ceiling

SITTING ROOM

11' 8" x 11' 2" (3.56m x 3.4m) Measurements into recess. PVC double-glazed window, radiator, original coving to ceiling

LIVING ROOM

Large PVC double-glazed window (overlooks the rear garden), radiator, original coving to ceiling

SEPARATE NEWLY FITTED KITCHEN

Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, feature black extractor hood, built in oven, open through to;

UTILITY/BOOT ROOM

Power, light, electric vertical radiator, plumbed for automatic washing machine, PVC exterior door

INTERIOR DOOR TO CLOAKROOM/WC

Low level WC with wash hand basin over, acrylic panelling

FIRST FLOOR

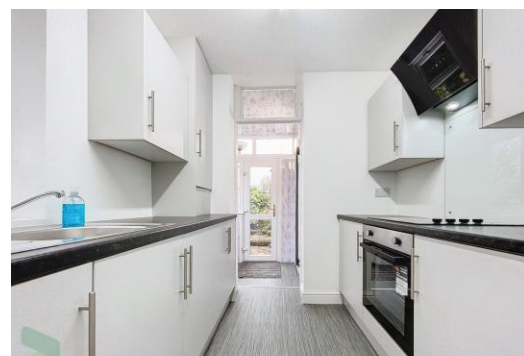
Landing, spindled balustrade, original built in storage cupboard with loft access (drop down ladder, boarded & Velux window)

BEDROOM 1

14' 5" x 11' (4.39m x 3.35m) PVC double-glazed window, radiator

BEDROOM 2

10' 3" x 9' 1" (3.12m x 2.77m) PVC double-glazed window, radiator



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 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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BEDROOM 3

9' 4" x 7' 7" (2.84m x 2.31m) PVC double-glazed window, radiator

SPACIOUS & RECENTLY FITTED BATHROOM

Panelled bath with shower and mixer tap over, pedestal wash hand basin, low level WC, heated towel rail, acrylic panelling, light/sun tunnel (provides natural daylight along with electric light)

OUTSIDE

Small garden area to the front. To the rear there is a North facing generous size, well stocked garden which receives sunlight throughout the day. Garden also includes water tap

GARAGE

The garage has up and over doors, one at each end, this allows additional parking on the garden patio if required



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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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