



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



**18 Alfred Street, Whitehall, Darwen**

**£128,500, Chain free!**

A traditional stone faced mid terrace house, situated on this pedestrianised street in this popular and much sought after residential area of Whitehall. The property provides very attractive living accommodation, in immaculate condition throughout. The accommodation briefly comprises entrance vestibule, lounge, a fitted kitchen with modern units, three bedrooms and a three-piece bathroom with shower. Benefits include gas central heating and PVC double-glazed windows. Viewing is a must to fully appreciate.

## LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately  $\frac{3}{4}$  mile and turn left into Alfred Street and the property is on the left hand side.





## 18 Alfred Street, Darwen

### TENURE

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

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC front door, tiled floor, door through to;

#### LIVING ROOM

13' 0" x 12' 6" (3.96m x 3.81m) PVC double-glazed window, radiator, recess with stove effect fire, laminate flooring, spot lighting, meter cupboard.

#### FITTED DINING KITCHEN

12' 5" x 10' 7" (3.78m x 3.23m) Modern wall and floor wall and floor units including drawers, wine rack, single drainer sink unit with mixer tap, four ring gas hob, built in under oven, extractor hood, concealed gas fired central heating boiler unit, under stairs storage cupboard, spotlighting to ceiling, radiator, PVC double-glazed window, PVC exterior door.

### FIRST FLOOR

Landing, loft access, radiator

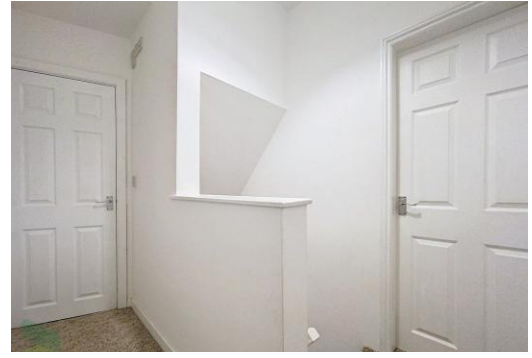


Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
n/a  
Band A  
Blackburn with Darwen Borough Council  
E

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.

## 18 Alfred Street, Darwen



### BEDROOM 1

12' 7" x 10' 5" (3.84m x 3.18m) Measurements into recess and to minimum. PVC double-glazed window (pleasant outlook), radiator, spotlighting to ceiling



### BEDROOM 2

8' 1" x 6' 8" (2.46m x 2.03m) 6'8 (5'7 minimum) PVC double-glazed window, radiator.



### BEDROOM 3

8' 1" x 5' 4" (2.46m x 1.63m) PVC double-glazed window, radiator.



### THREE PIECE BATHROOM

Panelled bath with shower, shower attachment and mixer tap, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, fully tiled elevations, tiled floor



### OUTSIDE

Generous size enclosed yard to rear.



Proctors Darwen

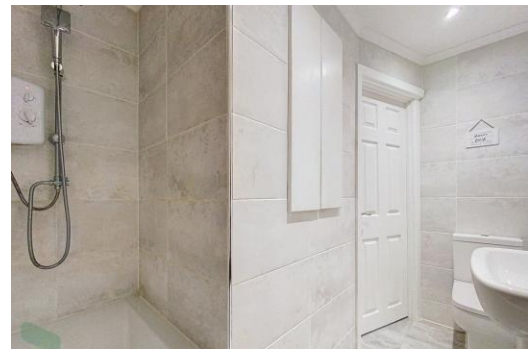
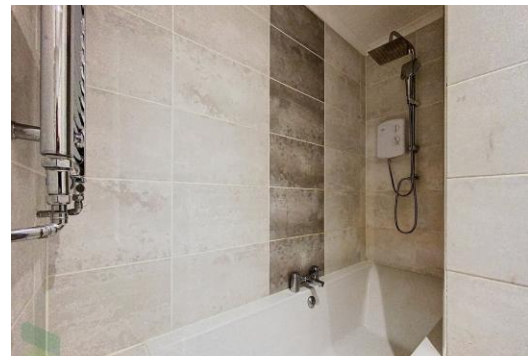
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

## 18 Alfred Street, Darwen



### 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

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)