



PROCTORS

ESTATE AGENTS

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18 Preston Street, Darwen

Offers Over £85,000

A stone-faced mid terrace situated on this popular and convenient street close to all amenities on Blackburn Road. The accommodation has two good size bedrooms, 'Jubilee' shower room with storage, living room with multi fuel burning stove, fitted kitchen and a utility. The property is warmed by gas central heating and benefits from PVC double-glazed windows (excluding one). Viewing recommended for first time buyers or buy to let landlords!

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street, left into Preston Street and the property is on the left-hand side.



18 Preston Street, Darwen

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

Half glazed door trough to;

LIVING ROOM

13' 7" x 13' 1" (4.14m x 3.99m) PVC double-glazed window, radiator, fireplace with multi fuel burning stove, under stairs storage cupboard



FITTED KITCHEN

11' 5" x 9' 4" (3.48m x 2.84m) Fitted white 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, built in oven, extractor hood, tiled floor, radiator, PVC double-glazed window, door through to;



UTILITY

6' 9" x 5' 1" (2.06m x 1.55m) Plumbed for automatic washing machine, space for tumble dryer, single-glazed window, wall mounted gas fired central heating boiler unit



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

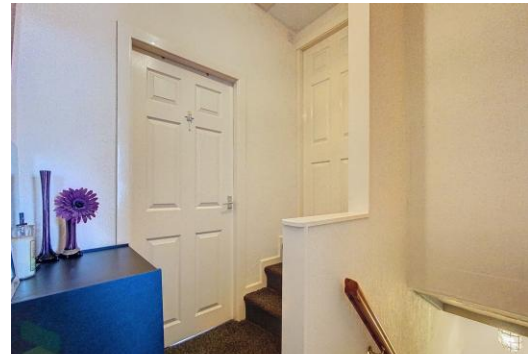
Band A
Blackburn with Darwen Borough Council
TBC

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.

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FIRST FLOOR

Landing, loft access (fully boarded)



BEDROOM 1

13' x 9' 5" (3.96m x 2.87m) PVC double-glazed window, radiator



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JUBILEE SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, fitted floor to ceiling storage cupboard, extractor fan



BEDROOM 2

13' 1" x 10' 7" (3.99m x 3.23m) PVC double-glazed window, radiator



OUTSIDE

Enclosed 'L' shaped yard to rear



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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