



PROCTORS

ESTATE AGENTS

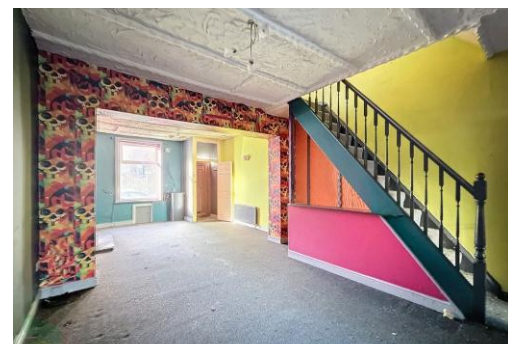
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



8 Rose Hill Street, Darwen

Offers Over £70,000 Chain Free!

A traditional stone-faced mid terraced house situated on this established cul de sac street within walking distance to all town centre amenities. The property provides deceptively spacious living accommodation comprising; entrance vestibule, open plan living room and sitting room/dining room, separate kitchen, rear vestibule/utility room, first floor; two double bedrooms and a three piece bathroom. Externally there is a generous size enclosed rear yard. The price reflects the need for renovation works required. CASH BUYERS ONLY!



8 Rose Hill Street, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and right into Redearth Road, continue past Darwen Academy, turn right into St Johns Street (across from Turncroft Road), left into Rose Hill 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, interior door through to;

LIVING ROOM

13' 2" x 13' 1" (4.01m x 3.99m) Measurements into recess. PVC double-glazed window, radiator, meter cupboards, open plan through to;

DINING ROOM/SITTING ROOM

14' 3" x 13' 4" (4.34m x 4.06m) PVC double-glazed window, radiator

SEPARATE FITTED KITCHEN

9' 2" x 6' 3" (2.79m x 1.91m) Fitted wall and floor units, stainless steel single drainer sink unit, gas point for cooker, tiled splash-backs, tiled floor, radiator, double-glazed window, exterior door through to;

REAR VESTIBULE/UTILITY

8' 1" x 5' 9" (2.46m x 1.75m) PVC roof, single-glazed window, plumbed for automatic washing machine, power and light



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 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.

8 Rose Hill Street, Darwen

FIRST FLOOR

Landing

BEDROOM 1

13' 6" x 10' (4.11m x 3.05m) Double-glazed window, built in cupboard houses gas fired central heating boiler unit (approximately 2 years old), recessed storage with clothes hanging rails and shelving, radiator

BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, radiator, part tiled walls, tiled floor

BEDROOM 2

13' 1" x 8' 3" (3.99m x 2.51m) PVC double-glazed window, radiator

OUTSIDE

Enclosed generous size yard to the 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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%