



# PROCTORS

ESTATE AGENTS

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## 142 Marsh House Lane, Darwen

**Offers Over £110,000, Chain Free!**

Impressive double fronted 19th century mid terraced cottage located in the popular area of Marsh House. This garden fronted cottage offers deceptively spacious accommodation with higher ceilings than expected for a cottage. Briefly comprises; hallway, generous size sitting room and Livingroom/dining room, a separate bright fitted kitchen, the first floor has two double bedrooms and a four-piece bathroom with shower. The property benefits from gas central heating and PVC double-glazed windows. Outside there is a small garden area to the front with a natural stone wall and to the rear there is an enclosed with a very useful utility. Viewing is recommended at this realistic asking price.



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## VALUERS COMMENTS

For a terraced cottage it offers generous size rooms and prospective buyers could soon add their own personality. The rear yard utility could suit a number of uses, workshop, bike store/mancave!. It is convenient for Blacksnape Playing Fields, Hoddlesden Village amenities along with town centre, rail and bus links.

## LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and turn right onto Marsh House Lane. From here continue ahead 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

### HALLWAY

PVC front door with double-glazed unit, staircase to first floor

### SITTING ROOM

15' 3" x 11' 9" (4.65m x 3.58m) PVC double-glazed window, radiator, feature fireplace, living flame gas fire, shelving, workstation

### LIVING ROOM/DINING ROOM

15' 2" x 15' 2" (4.62m x 4.62m) PVC double-glazed window, radiator, feature fireplace, gas fire

### SEPARATE FITTED KITCHEN

8' 4" x 8' 5" (2.54m x 2.57m) Fitted wall and floor units including shelving, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, plumbed for dishwasher, tiled splash-backs and floor, PVC double-glazed window, exterior door

## FIRST FLOOR

### BEDROOM 1

15' 3" x 11' 9" (4.65m x 3.58m) Two PVC double-glazed windows, radiator, fitted wall to wall-floor to ceiling wardrobes and drawers

### BEDROOM 2

13' 9" x 9' 9" (4.19m x 2.97m) PVC double-glazed window, radiator, free-standing wardrobe

### FOUR PIECE BATHROOM

Panelled bath with shower and screen over, bidet, pedestal wash hand



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band B  
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 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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basin, low level WC, heated towel rail, tiled walls, PVC double-glazed window

### OUTSIDE

to the front there is a small garden with natural stone walls. To the rear there is an enclosed yard with a really useful.....

### UTILITY/WORKSHOP

7' 1" x 6' 6" (2.16m x 1.98m) Plumbed for automatic washing machine, wash hand basin, wall mounted gas fired central heating boiler unit

### 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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