



## 26 Grimshaw Street, Darwen

**Offers in the region of £115,000**

A traditional stone built mid terraced house situated in this established residential locality with easy access to all amenities and bus routes on A666. In our opinion the property provides excellent and spacious living accommodation with the benefit of two double bedrooms (both have fitted furniture), a four-piece bathroom, ground floor entrance hall, dining room/sitting room, impressive living room and a separate fully fitted kitchen with a range of built in appliances. Benefits from gas central heating (boiler new in Jan 2024) and PVC double-glazed windows. The accommodation is immaculately presented throughout, viewing is strongly recommended! Local amenities include primary schools, bus services and local shops and the town centre is within easy reach.

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## 26 Grimshaw Street, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road A666. Turn left into Grimshaw Street (opposite the junction with Bowling Green Close), and the property is on the right.

### TENURE

We are advised by the vendor that the property is Leasehold (999 year lease approximately £3.50 p.a) Absentee Landlord. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### HALLWAY

PVC front door, radiator, original coving to ceiling, staircase to first floor

#### DINING ROOM/SITTING ROOM

12' 9" x 11' (3.89m x 3.35m) PVC double-glazed window, radiator, feature fireplace with cast iron inset

#### LIVING ROOM

14' 8" x 14' 5" (4.47m x 4.39m) PVC double-glazed window, radiator, wall mounted electric fire (remote controlled), under stairs storage cupboard with shelving, power and light

#### SEPARATE FITTED KITCHEN

8' 8" x 6' 50" (2.64m x 3.1m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, integrated fridge, tiled splash-backs, PVC double-glazed window, PVC exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
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.

## 26 Grimshaw Street, Darwen

### FIRST FLOOR

Landing, loft hatch

### BEDROOM 1

14' 9" x 13' 2" (4.5m x 4.01m) PVC double-glazed window, radiator, fitted wardrobes (4 large sliding drawers), cast iron fireplace

### BEDROOM 2

14' 8" x 9' 28" (4.47m x 3.45m) PVC double-glazed window, radiator, fitted wall to wall mirrored wardrobes (houses gas fired central heating boiler unit...the boiler was new in Jan 2024).

### FOUR PIECE FAMILY BATHROOM

Glazed and tiled shower enclosure, paneled bath, low level WC, fully tiled walls, vanity wash hand basin with storage below, spotlighting and extractor fan

### OUTSIDE

Enclosed 'L' shaped yard to the rear with paving and astroturf

### 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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