



PROCTORS

ESTATE AGENTS

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



28 Baron Street, Darwen

£130,000 Chain Free!

Viewing is recommended to fully appreciate this deceptively spacious, garden fronted traditional stone-faced mid terrace that was extended approximately 30 years ago. The accommodation briefly comprises; entrance vestibule, hall, sitting room, living room/dining room open through to fully fitted dining kitchen with high-gloss units and a large glass roof allowing lots of natural day light, first floor, three bedrooms and a four-piece 'Jubilee' bathroom. Benefits also from gas central heating and PVC double-glazed windows.

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn right into Harwood Street, turn right into Baron Street and the property is on the left-hand side



28 Baron Street, Darwen

TENURE

We have been advised

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, meter cupboard, interior door through to;

HALLWAY

Original coving to ceiling, radiator, carpeted staircase to first floor

SITTING ROOM

12' 3" x 9' 9" (3.73m x 2.97m) Measurements into recess. PVC double-glazed window, picture rail with ornate freize above, laminate flooring

LIVING ROOM/DINING ROOM

14' 3" x 13' 9" (4.34m x 4.19m) Measurements into recess. Original coving to ceiling, radiator, under stairs storage cupboard, open plan through to...

FITTED DINING KITCHEN

13' 3" x 8' 9" (4.04m x 2.67m) Large PVC framed glass roof, PVC exterior door, radiator, fitted high-gloss wall and floor units, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen Borough Council
C

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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FIRST FLOOR

Landing, loft hatch



BEDROOM 1

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



JUBILEE FOUR PIECE BATHROOM

Corner panelled bath, glazed and tiled corner shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, tiled splash-backs, spotlighting

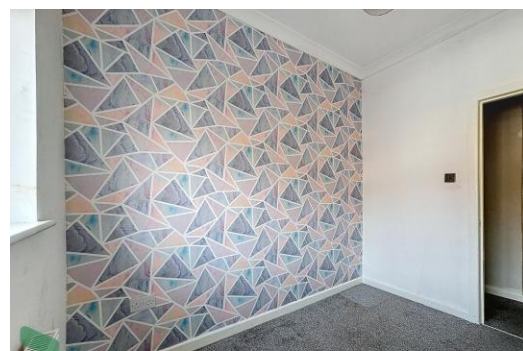


INNER HALLWAY

Built in storage cupboard

BEDROOM 2

12' 3" x 6' 1" (3.73m x 1.85m) PVC double-glazed window, radiator



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BEDROOM 3

9' 4" x 7' 3" (2.84m x 2.21m) PVC double-glazed window, radiator



OUTSIDE

Small garden area to the front and enclosed paved 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.



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