



PROCTORS

ESTATE AGENTS

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



92 Blackburn Road, Darwen

£160,000

Internal inspection is recommended to fully appreciate the generous family sized accommodation this garden fronted mid-terraced house has to offer. Briefly comprises; lounge with large bay window, dining room/living room, a separate fully fitted kitchen with high-gloss units, first floor, main bedroom with large bay window, two further bedrooms, a three-piece family bathroom and a separate shower room. In addition there is a very useful attic room that could serve a number of uses. Benefits from a new gas central heating system that was installed in March 2025 (new radiators and boiler), PVC double-glazed windows, gutters and downspouts replaced Jan 24 and many original features associated with this period property. It is conveniently situated for local amenities, primary and secondary schools and within half a mile of j4. M65.



92 Blackburn Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and the property is on left hand side (just after Windsor Road and after the petrol station).

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease at £5 p.a. (absentee landlord, indemnity available). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Original coving to ceiling, mosaic tiled floor, dado rail, half glazed door through to;

HALLWAY

Original coving to ceiling, spindled balustrade staircase to first floor, under stairs storage cupboard, radiator, laminate flooring

SITTING ROOM

17' 5" x 11' 9" (5.31m x 3.58m) Measurements into recess and into PVC double-glazed bay window, radiator, feature fireplace, electric fire, picture rail, ornate frieze, original coving to ceiling

DINING ROOM/LIVING ROOM

16' x 10' 3" (4.88m x 3.12m) PVC double-glazed window, radiator, feature fireplace, electric stove effect fire, serving hatch through to kitchen, original coving to ceiling, picture rail, dado rail

SEPARATE FITTED KITCHEN

12' 5" x 8' 4" (3.78m x 2.54m) Fitted high-gloss wall and floor units including drawers, gas point for cooking range (included at the asking price), stainless steel and glass extractor hood, stainless steel single drainer sink one and a half bowl sink unit with mixer tap, tiled splash-backs, PVC double-glazed window, wall mounted gas fitted central heating boiler unit (new March 2025), PVC exterior door (to rear yard)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
Blackburn with Darwen Borough Council
D

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, spindled balustrade, sky-light, under stairs storage cupboard



BEDROOM 1

15' 8" x 15' 3" (4.78m x 4.65m) Measurements into recess and into PVC double-glazed bay window, radiator, recessed shelving



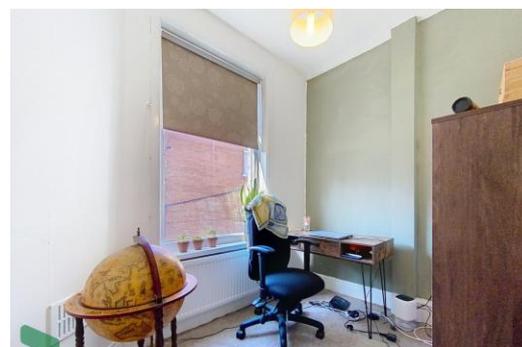
BEDROOM 2

12' x 9' 9" (3.66m x 2.97m) Measurements into recess. PVC double-glazed window, radiator, recessed shelving



BEDROOM 3

9' 7" x 8' 5" (2.92m x 2.57m) PVC double-glazed window, radiator



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FAMILY BATHROOM

'P' shaped panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, radiator, built in cupboard, part tiled walls, sky-light



SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, fully tiled walls, PVC double-glazed window



SECOND FLOOR ATTIC ROOM

17' 3" x 15' 8" (5.26m x 4.78m) Door from first floor landing, carpeted staircase, vaulted ceiling with beams, PVC double-glazed window, built in storage, eaves access



OUTSIDE

Small garden area to the front and to the rear there is an enclosed 'L' shaped yard to the rear with a decked area and a useful store



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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