



20 Newton Street, Darwen

Offers Over £80,000 Chain Free!

This traditional stone faced garden fronted mid terraced house is situated within walking distance to the town centre. There are two bedrooms, a three-piece bathroom with shower, living room and spacious fitted dining kitchen with high-gloss units. Gas central heating and PVC double-glazed windows are installed throughout. It is situated in this convenient residential locality within walking distance to the railway and bus stations. In our opinion this property would be ideal for first time buyers or rental investor.

LOCATION

From Darwen town centre leave on Duckworth Street, left into Union Street, at the top turn left on to Railway Road, continue under the Railway bridge, continue ahead into Atlas Road and at the top turn left into Olive Lane, left into Newton Street and the property is on the right hand side.



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TENURE

We are advised by the vendor that the property is Leasehold 999 (approximately £1.50 p.a.). Any prospective purchaser should seek clarification from their solicitor.



ACCOMMODATION

LIVING ROOM

Composite front door, laminate flooring, meter cupboard



DINING KITCHEN

17' x 10' 8" (5.18m x 3.25m) Fitted high-gloss 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, extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door

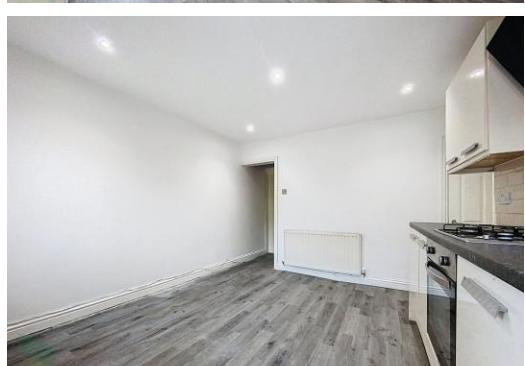


FIRST FLOOR

Landing, loft hatch

BEDROOM 1

12' 8" x 10' 3" (3.86m x 3.12m) Measurements into recess. PVC double-glazed window, radiator



BEDROOM 2

10' 9" x 8' 2" (3.28m x 2.49m) PVC double-glazed window, radiator

BATHROOM

Panelled bath with shower, shower attachment, mixer tap and screen over, pedestal wash hand basin, low level WC, heated towel rail, spot lighting, PVC double-glazed window



OUTSIDE

Small garden area to the front and enclosed 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.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.50 p.a.
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 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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