



## 12 Ellison Fold Terrace, Darwen

Offers Over £90,000

Attention INVESTORS/CASH BUYERS! This stone faced garden fronted mid terraced house is situated in this established and residential area opposite Sudell Primary School. The accommodation briefly comprises; entrance vestibule, living room with open tread staircase to first floor, generous size dining kitchen, a leant to, first floor, two double bedrooms and a four-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to the rear. The asking price reflects the need for renovation works required.

### LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Turn left into Sudellside Street, right into Ellison Fold Terrace and the property is on the left-hand side.



# 12 Ellison Fold Terrace, Darwen

## TENURE

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



## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door, glazed door through to:



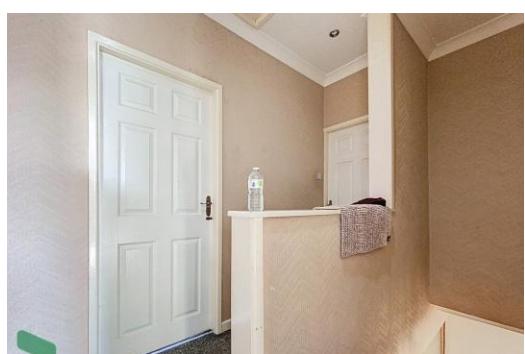
### LIVING ROOM

15' 9" x 14' 13" (4.8m x 4.6m) Measurements into recess. PVC double-glazed window, radiator, fireplace, open tread staircase to first floor



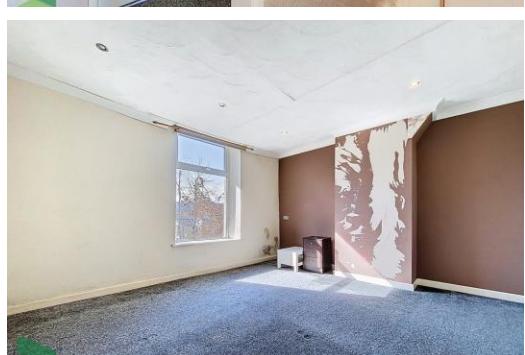
### DINING KITCHEN

14' x 12' 8" (4.27m x 3.86m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, PVC double-glazed window, door through to:



### LEAN TO

PVC roof, PVC double-glazed window, radiator, PVC exterior door to rear yard



### FIRST FLOOR

Landing, loft hatch, spot lighting

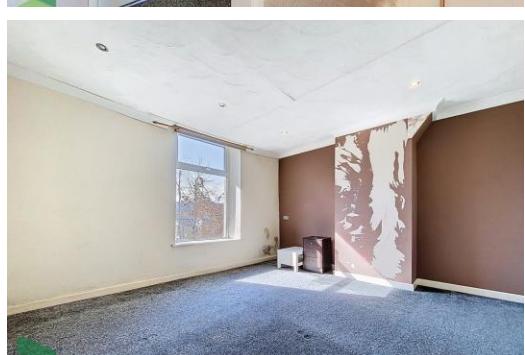
### BEDROOM 1

13' 9" x 12' 9" (4.19m x 3.89m) PVC double-glazed window, radiator, built in cupboard



### BEDROOM 2

9' 8" x 8' 7" (2.95m x 2.62m) PVC double-glazed window, radiator, recessed shelving



### FOUR-PIECE BATHROOM

Panelled bath, glazed and tiled shower enclosure with shower and shower attachment, pedestal wash hand basin, low level WC, radiator, fully tiled walls, spot lighting, PVC double-glazed window

### OUTSIDE

Small garden area to the front and enclosed yard to rear

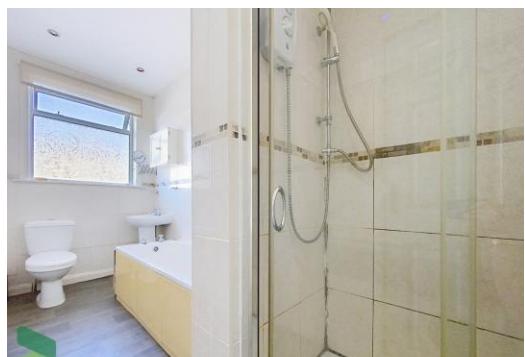
Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1.50 p.a.  
Band A  
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 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.



## 12 Ellison Fold Terrace, Darwen



 Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorstateagents.co.uk](mailto:darwen@proctorstateagents.co.uk)

Web. [proctorstateagents.co.uk](http://proctorstateagents.co.uk)

## 12 Ellison Fold Terrace, Darwen



### 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.

Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

