



# PROCTORS

ESTATE AGENTS

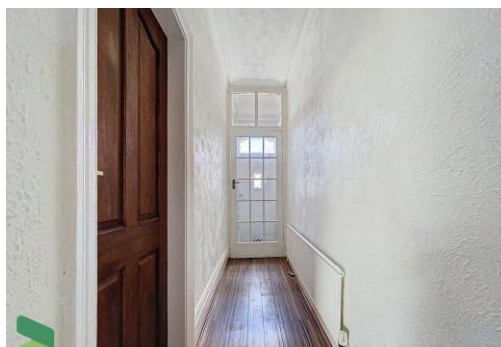
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## 22 Hartington Road, Darwen

**Reduced to £149,500**

A deceptively spacious bay windowed, garden fronted end terrace property situated in this much sought after residential area, close to both Sunnyhurst Woods and Lynwood on a quiet cul-de-sac street. The accommodation briefly comprises; entrance vestibule, hallway, sitting room with bay window, living room/dining room, a separate fully fitted kitchen, first floor, three bedrooms (one with fitted furniture) and a bright and spacious family bathroom with shower. Benefits from PVC double-glazed windows and gas central heating (boiler annual service history). Externally there is a small garden area to the front and an enclosed yard to the rear with brick built store that could revert back to a garage with relevant regulations. The property is close to St Cuthbert's Primary School, all amenities on A666 Blackburn Road along with easy access to J.4 M65. In our opinion the property would be ideal for a first time buyer or a family. Chain Free!





## 22 Hartington Road, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn left into St Albans Road, left into Hartington Road.

### TENURE

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

### ACCOMMODATION

#### ENTRANCE VESTIBULE

#### HALLWAY

Radiator

#### SITTING ROOM

16' x 11' (4.88m x 3.35m) Measurements into PVC double glazed bay window, two double radiators, laminate flooring, electric fire, double doors to....

#### LIVING ROOM

14' x 13' 10" (4.27m x 4.22m) Two PVC double glazed windows, electric fire

#### FULLY FITTED KITCHEN

10' 9" x 9' (3.28m x 2.74m) Fitted wall and floor fitted units and drawers, stainless steel single drainer sink unit, electric point for cooker, extractor hood, tiled splash-backs, PVC double glazed window, exterior door to rear yard

#### FIRST FLOOR

Landing, spindled balustrade, built in cupboard

#### BEDROOM 1

13' 9" x 12' (4.19m x 3.66m) Measurements plus fitted wall to wall wardrobes and matching drawers, two radiators, two PVC double-glazed windows

#### BEDROOM 2

11' 6" x 9' 3" (3.51m x 2.82m) Radiator, PVC double glazed window

#### BEDROOM 3

11' x 9' (3.35m x 2.74m) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2  
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.

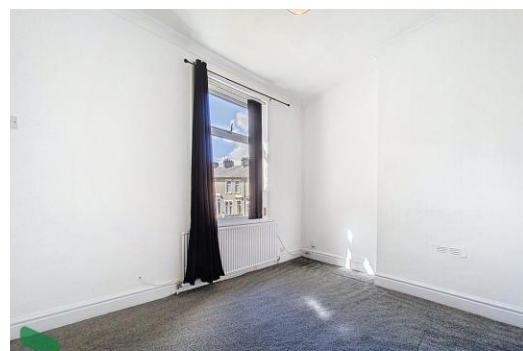
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### FAMILY BATHROOM

Panelled bath and shower and screen over, vanity wash hand basin with storage below, low level WC, PVC double glazed window, fully tiled elevations, radiator

### OUTSIDE

Small garden area to the front, enclosed yard to the rear with large store 19 x 9'6 (was previously a garage)



Proctors Darwen

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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.

