



PROCTORS

ESTATE AGENTS

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11 Frederick Street, Darwen

Offers over £120,000

This immaculately presented mid terrace house offers "turn key" living accommodation which needs to be viewed to fully appreciate. Briefly comprises; entrance vestibule, living room with feature fireplace, elegant dining room, separate recently fitted kitchen, first floor, a generous size main bedroom with views towards the moorlands, a family bathroom with shower, bedroom two opens to a dressing room Externally there is an attractive enclosed yard to the rear. Benefits from gas central heating, PVC double-glazed windows and a new roof approximately 18 months ago. Viewing essential!

LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, turn right onto Heys Lane, turn right onto Frederick Street and the property is on the right-hand side.



11 Frederick Street, Darwen

TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease £2 p.a (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled floor, half glazed door through to;

LIVING ROOM

14' 6" x 13' (4.42m x 3.96m) Measurements into recess. PVC double-glazed window, feature fireplace, living flame gas fire, built in meter cupboards

DINING ROOM

14' 6" x 9' 2" (4.42m x 2.79m) PVC double-glazed window, radiator, under stairs storage cupboard

FITTED KITCHEN (APPROXIMATELY 2 YEARS OLD)

8' 9" x 5' 5" (2.67m x 1.65m) Fitted modern wall and floor units including drawers and glazed display units, stainless steel single drainer sink unit with mixer tap, four ring hob, built in under oven, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit (approximately 5 years old), PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

14' 6" x 9' 8" (4.42m x 2.95m) PVC double-glazed window (pleasant outlooks towards the moors) , radiator

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, part tiled walls, extractor fan



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
Band A
Blackburn with Darwen Borough Council
TBC

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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BEDROOM 2 WITH DRESSING ROOM

DRESSING ROOM

9' 4" x 6' 2" (2.84m x 1.88m) PVC double-glazed window, shelving, open through to;

BEDROOM 2

9' 3" x 5' 6" (2.82m x 1.68m) PVC double-glazed window, radiator

OUTSIDE

To the rear there is a well presented, privately enclosed yard including timber shed



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

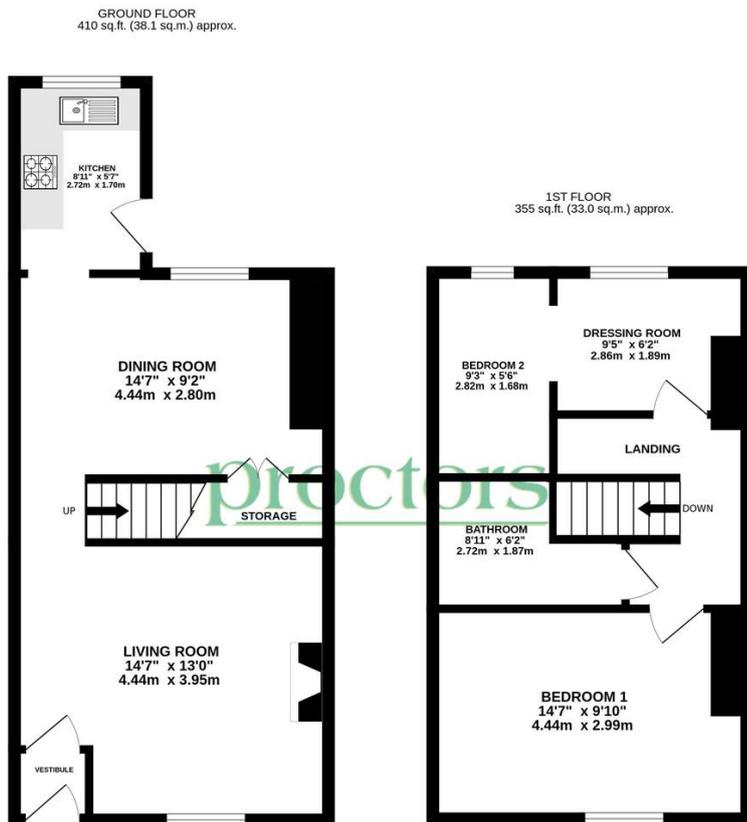
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11 FREDERICK STREET - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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