



PROCTORS

ESTATE AGENTS

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5 St Georges Terrace, Harwood Street, Darwen

£155,000

A very well presented modern town house, situated in a convenient location close to all amenities in the town centre and walking distance to Sunnyhurst Woods. The property has three bedrooms, a three piece family bathroom with shower, attractive lounge and a recently fitted dining kitchen with modern units and built in appliances. Benefits include gas central heating (the boiler is serviced annually), PVC double-glazed windows, neutral décor and complimenting flooring. Out side there are easy to maintain gardens to the front and rear and in addition there is parking at the end of the row. Viewing is essential!

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street, the property is on the left hand side.



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TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

LIVING ROOM

15' 1" x 13' 9" (4.6m x 4.19m) Composite front door with double-glazed unit, PVC double-glazed window, radiator, carpeted staircase to first floor

FITTED DINING KITCHEN

15' 11" x 9' 9" (4.85m x 2.97m) Fitted 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, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, under stairs storage cupboard, PVC double-glazed window, Composite exterior door (to rear garden)

FIRST FLOOR

Landing, loft hatch, built in cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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 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 with shower over, pedestal wash hand basin, low level WC, radiator, part tiled walls, PVC double-glazed window

BEDROOM 1

12' 87" x 8' 9" (5.87m x 2.67m) PVC double-glazed window, radiator

BEDROOM 2

10' 9" x 7' 83" (3.28m x 4.24m) PVC double-glazed window, radiator

BEDROOM 3

7' 10" x 7' 9" (2.39m x 2.36m) PVC double-glazed window, radiator

OUTSIDE

To the front there is a recently turfed garden with paved steps, wrought iron fencing and gate. To the rear there is an enclosed garden with grassed area, paved pathways and timber fencing



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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