



## 25 Alexandra View, Darwen

**£189,950**

A stone built mature semi detached terraced house situated in this established residential area off Barley bank. We strongly recommend viewing this property to fully appreciate the quality finish this family sized living accommodation has to offer. Briefly comprises: Entrance hall, cloakroom/WC, living room with feature molded ceiling, stylish open plan fitted breakfast kitchen with built in appliances and contemporary exterior aluminum double doors and a practical fitted utility room. On the first floor there are three bedrooms, two are doubles and a new and stylish family bathroom with shower. Benefits include, new/certified gas central heating system, new/certified electrical re-wire, NEW PVC double-glazed windows with FENSA cert, roof overhaul, new interior doors, new flooring with complimenting décor throughout. Externally it has a small front garden with wrought iron gate and to the rear there is an enclosed yard with access to a GARAGE! It is pleasantly situated close to all town centre amenities and easy access to Sunnyhurst, it also convenient for motorway network.



# 25 Alexandra View, Darwen

## LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn into Hindle Street, turn right into Barley Bank Street, right into Alexandra View and the property is on the right-hand side.



## TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease £1.50 p.a with absentee landlord. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

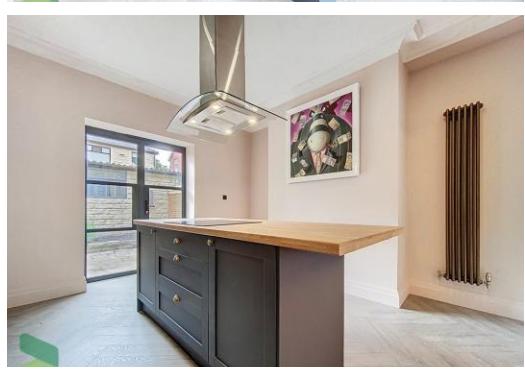
### ENTRANCE HALL

Composite front door, PVC double-glazed window, meter cupboard, radiator, spindled balustrade staircase to first floor, feature wall panelling



### CLOAKROOM/WC

PVC double-glazed window, wash hand basin with mixer tap, low level WC



### LIVING ROOM

13' 6" x 9' 2" (4.11m x 2.79m) PVC double-glazed window, radiator, stylish wood effect flooring, ornate ceiling and ceiling rose, open through to;

### FITTED BREAKFAST KITCHEN

13' x 12' 9" (3.96m x 3.89m) Fitted wall and floor units with marble effect worktops and splash-backs, black inset twin bowl sink unit with 'veg spray mixer tap', built in oven, breakfast bar with electric hob, stainless steel extractor hood, storage and under counter space for stools, aluminum double doors to rear yard



### UTILITY ROOM

8' 4" x 6' 4" (2.54m x 1.93m) Fitted wall and floor units, plumbed for automatic washing machine, radiator, spotlighting to ceiling

### FIRST FLOOR

Landing, spindled balustrade, PVC double-glazed window



### BEDROOM 1

12' 5" x 11' 9" (3.78m x 3.58m) Measurements into recess. PVC double-glazed window, radiator

### BEDROOM 2

11' 6" x 9' 9" (3.51m x 2.97m) PVC double-glazed window, radiator

### BEDROOM 3

8' 5" x 7' 8" (2.57m x 2.34m) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2 p.a.  
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, shower attachment, mixer tap and screen over, vanity wash hand basin with drawers below, low level WC, heated towel rail, marble effect acrylic wall panelling, PVC double-glazed window

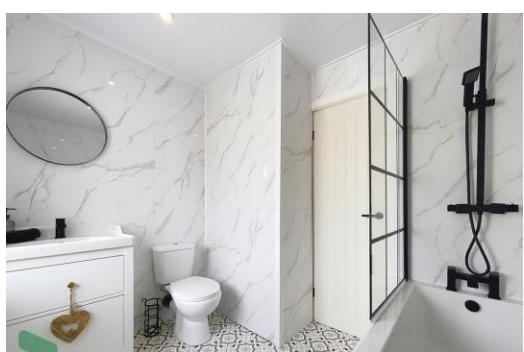


### OUTSIDE

Garden area to the front with wrought iron gate. To the rear there is an enclosed yard with flowerbeds, feature timber cladding and pedestrian access to;

### GARAGE

Up and over door, work bench, single-glazed window and side door



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.

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