



## 63 Perry Street, Darwen

**Offers Over £80,000 Chain Free!**

This garden fronted mid terraced house is situated conveniently for all amenities in the town centre along with easy access to the bus station and the Railway station. The accommodation comprises; entrance vestibule, hallway, sitting room, living room/dining room open through to a fitted kitchen, first floor, two bedrooms and a three-piece bathroom. Gas central heating and PVC double-glazed windows are installed throughout. Outside there is an enclosed yard to the rear. The property needs improvement works, however, in our opinion, the realistic asking price reflects this.

### LOCATION

From Darwen town centre leave on Railway Road, turn left into Richmond Terrace. Turn right into Perry Street and the property is at the far end of the street on the left-hand side.



# 63 Perry Street, Darwen

## TENURE

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

## ACCOMMODATION

### VESTIBULE

PVC front door with double-glazed unit, original coving to ceiling, meter cupboard, half glazed door through to;



### HALLWAY

Radiator, laminate flooring, under stairs storage cupboard



### SITTING ROOM

11' 210" x 7' (8.69m x 2.13m) Measurements into recess. PVC double-glazed window, radiator, brick effect fireplace, meter cupboard, original coving to ceiling, picture rail



### LIVING ROOM/DINING ROOM OPEN TO KITCHEN

### LIVING ROOM/DINING ROOM

13' 2" x 13' 6" (4.01m x 4.11m) Fireplace, tiled inset, tiled hearth, laminate flooring, open through to;

### FITTED KITCHEN

14' 2" x 8' 3" (4.32m x 2.51m) Fitted wall and floor units, single drainer sink unit with mixer tap, four ring gas hob, built in oven, breakfast bar, PVC double-glazed window, PVC exterior door

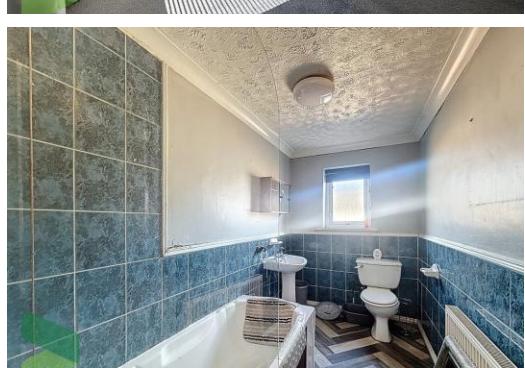


### FIRST FLOOR

Landing, loft hatch

### BEDROOM 1

14' x 11' 3" (4.27m x 3.43m) Measurements into recess. PVC double-glazed window, radiator, built in storage cupboards



### BATHROOM

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

Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

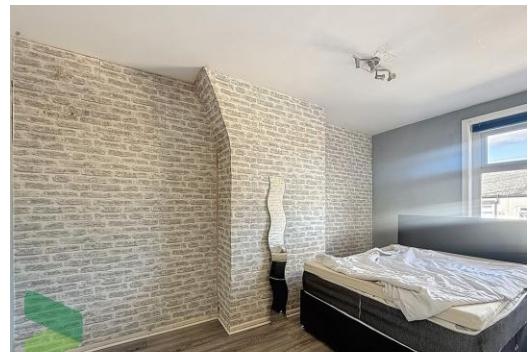
Freehold  
Band A  
Blackburn with Darwen Borough Council  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only 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.

## 63 Perry Street, Darwen

### BEDROOM 2

14' 7" x 8' 4" (4.44m x 2.54m) 14'7 maximum 13'4 minimum. PVC double-glazed window, radiator, built in cupboard, laminate flooring



### OUTSIDE

Small garden area to the front, enclosed yard to rear



 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.

**COMPLIANCE**

All Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.

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