



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsstateagents.co.uk
Web. proctorsstateagents.co.uk



36 Weavers Mews, Darwen

Offers Over £105,000, Chain free!

This purpose built first floor apartment is situated on this established residential courtyard development. It is convenient for all town centre amenities, leisure centre, market, bus and railway station. The accommodation briefly comprises two bedrooms, a three-piece bathroom with shower, an open plan lounge and fitted kitchen with built in appliances. Gas central heating, PVC double-glazed windows, intercom access and roof overhaul. The apartments can be accessed via stairs or a lift. Communal garden areas, parking and bike store. In our opinion it would be ideal as a starter home, a couple of as a rental investment.



36 Weavers Mews, Darwen

LOCATION

From Darwen town centre leave on Blackburn Road, continue and turn left just after Lidl on to Vale Street and continue to the top. Turn left onto Tockholes Road, turn right into Weavers Mews (at the rear of the health centre), right again and the apartment blocks are facing on the right hand side.

TENURE

We are advised by the vendor the property is Leasehold; Service charges - £391.20 per quarter (£1,564.08 per annum), lease length is 999 years and it started in 2003. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Lift access to all floors, stairs access to all floors, individual post boxes

FROM LANDING PRIVATE ACCESS

Hall way, two built in storage cupboards, radiator

BEDROOM 1

15' 8" x 12' 6" (4.78m x 3.81m) PVC double-glazed window, radiator

BEDROOM 2

12' 6" x 6' 6" (3.81m x 1.98m) PVC double-glazed window, radiator

BATHROOM

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

OPEN PLAN LIVING ROOM AND FITTED KITCHEN

22' 3" x 10' 11" (6.78m x 3.33m) Three PVC double-glazed windows, radiator, fitted wall and floor units including built in electric oven, electric hob, stainless steel single drainer sink unit, plumbed for automatic washer/dryer, concealed gas fired central heating boiler unit

OUTSIDE. COMMUNAL;

Parking bays, bike store, bin store, seating/garden areas

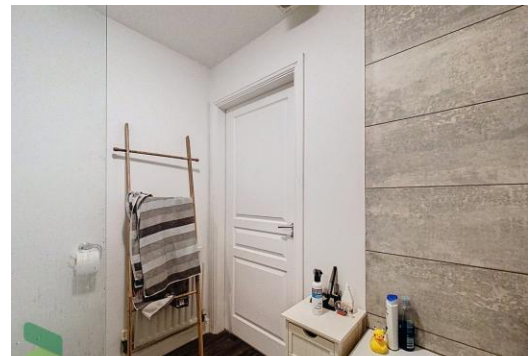


Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£956.00 p.a.
Band B
Blackburn with Darwen Borough Council
C

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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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.

