PROCTORS
ESTATE AGENTS

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30 Argyle Street, Darwen

Reduced to £89,950 Chain Free!

This traditional stone-faced end terrace house is conveniently situated with all amenities on A666 Blackburn Road along with easy access to M65 J.4. The accommodation briefly comprises; entrance vestibule, hall, living room with feature fireplace, fitted dining kitchen, first floor, two bedrooms and a three-piece bathroom. Benefits from gas central heating (serviced annually) and PVC double-glazed windows. Outside there is an enclosed yard with astroturf.

LOCATION

From Darwen town centre leave on Duckworth Street, continue onto Blackburn Road, turn right into Dove Lane and left onto Greenway Street, continue then turn left into Argyle Street and the property is on the left-hand side.

30 Argyle Street, Darwen

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

ACCOMMODATION

ENTRANCE VESTIBULE
New front door, door through to;

HALLWAY

LIVING ROOM
12' 5" x 10' 2" (3.78m x 3.1m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, radiator

FITTED DINING KITCHEN
14' 6" x 13' 3" (4.42m x 4.04m) Fitted wooden wall and floor units including drawers, 'Butler' style sink, electric point for cooker, plumbed for automatic washing machine, tiled splash-backs, radiator, PVC double-glazed window, exterior door to rear yard

FIRST FLOOR
Loft hatch

BEDROOM 1
13' 9" x 12' 4" (4.19m x 3.76m) PVC double-glazed window, radiator

BEDROOM 2
9' 2" x 8' 1" (2.79m x 2.46m) PVC double-glazed window, radiator

Tenure	Leasehold
Ground Rent	
Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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BATHROOM
Panelled bath, pedestal wash hand basin, low level WC, radiator, built in cupboard (houses gas fired central heating boiler unit), PVC double-glazed window

OUTSIDE
Enclosed yard to rear with astroturf

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
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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