



# PROCTORS

ESTATE AGENTS

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## 325 Blackburn Road, Darwen

**Offers Over £145,000 Chain Free!**

A three bedroom stone built, bay window, garden fronted, end terrace providing spacious living accommodation. Briefly comprises: vestibule, hall, sitting room with bay window, living room/dining room, separate kitchen, useful walk in pantry with stone floor and stone shelving and first floor three-piece bathroom suitable for disabled use. The three bedrooms are on the first floor (two are large doubles). Benefits from PVC double-glazed windows, gas central heating and a new roof in 2021. Externally there is a yard to the rear with a garage. All amenities are on hand, the popular primary school St Edwards is within walking distance, and the motorway network (junction 4 M65) is easily accessible. In our opinion the property has been lovingly maintained however it may benefit from some modernisation, we feel this is reflected in the realistic asking price. Viewing recommended.





325 Blackburn Road, Darwen

TENURE

We are advised by the vendor that the property is Freehold, however, land registry states it has a Freehold and a Leasehold. Any prospective purchaser should seek clarification from their solicitor.

LOCATION

From Darwen town centre leave on Blackburn Road towards Blackburn for approximately 1 mile. At the Anchor garage the property is on the right, there is a turning also just after the property on the right where the garage access can be located.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door (new in 2023 by RTE) Original coving to ceiling, dado rail, meter cupboard, mosaic tiled floor, glazed door through to;

HALLWAY

Nice wide hallway, original coving to ceiling, radiator

SITTING ROOM

16' 8" x 13' 6" (5.08m x 4.11m) Measurement into PVC double-glazed bay window, feature fireplace, tiled inset and hearth, gas fire, radiator, picture rail

LIVING ROOM/DINING ROOM

14' 10" x 14' 3" (4.52m x 4.34m) Measurement into recess. Two PVC double-glazed windows, brick built fireplace, gas fire, tiled hearth, two radiators, picture rail, original coving to ceiling

SEPARATE KITCHEN

11' 5" x 9' 1" (3.48m x 2.77m) Under stairs storage cupboard (houses the electric meter with consumer unit installed in 2009 and rechecked in 2019. Fitted wall and floor units including drawers, electric point for cooker, stainless steel single drainer sink unit, tiled splash-backs, tiled floor, wood panelled elevations, exterior door (to rear yard), access from kitchen to;

WALK IN PANTRY

9' 3" x 3' 11" (2.82m x 1.19m) Wood shelving, stone shelving, flag stone floor



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band B  
Blackburn with Darwen Borough Council  
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.

## 325 Blackburn Road, Darwen

### FIRST FLOOR

Landing, spindled balustrade, skylight, original built in cupboard with drawer below

### BEDROOM 1

18' x 13' 10" (5.49m x 4.22m) Two PVC double-glazed windows, radiator, wall light

### BEDROOM 2

13' 10" x 11' 11" (4.22m x 3.63m) Measurement into recess. PVC double-glazed window, radiator, built in airing cupboard

### BEDROOM 3

9' 4" x 9' 2" (2.84m x 2.79m) PVC double-glazed window

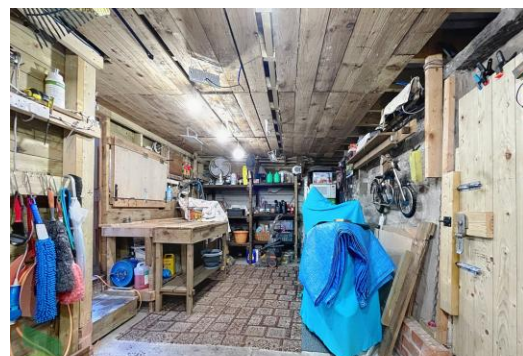
### THREE-PIECE BATHROOM SUITABLE FOR DISABLED USE

Pedestal wash hand basin, low level WC, walk in bath with door, jets, seat and shower attachment. PVC double-glazed window, radiator, part tiled elevations

### OUTSIDE

Small garden area to the front and side with original stone wall and mature hedging, to the rear there is an 'L' shaped enclosed yard with access to;

### GARAGE



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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.

