



PROCTORS

ESTATE AGENTS

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13 Alpha Street, Darwen

£120,000

Internal inspection is recommended to appreciate this very spacious double fronted mid terraced house. It is situated at Turncroft, with easy access to Darwen town centre and the Darwen Academy. The family sized accommodation is arranged over two floors and has a large loft space (could add additional bedrooms with relevant planning permissions and building regulations). The accommodation offers, a central hallway, two reception rooms and a generous size fitted dining kitchen, first floor two large double bedrooms, one with a walk-in wardrobe and a very spacious three piece bathroom. Benefits include Gas central heating and PVC double-glazed windows. There is also an enclosed yard to the rear.



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LOCATION

From Darwen town centre leave on Bolton Road, turn left onto Hardman Way, right onto Redearth Road, left into Holker Street then right into Alpha Street.

TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease, approximately £1.20 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

HALLWAY

PVC front door, staircase to first floor

SITTING ROOM

14' x 9' 3" (4.27m x 2.82m) PVC double-glazed window, radiator, built in storage, laminate flooring, stone hearth

LIVING ROOM

13' 8" x 12' (4.17m x 3.66m) Measurements into recess. PVC double-glazed window, laminate flooring

DINING KITCHEN

24' 1" x 8' 7" (7.34m x 2.62m) Two PVC double-glazed windows, fitted wall and floor units including drawers, stainless steel four ring gas hob, built in under oven, extractor, plumbed for automatic washing machine, radiator, wall mounted gas fired central heating boiler unit, tiled floor, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

13' 9" x 9' 3" (4.19m x 2.82m) PVC double-glazed window, radiator, large walk in wardrobe

BEDROOM 2

12' 1" x 10' 7" (3.68m x 3.23m) PVC double-glazed window, radiator, built in cupboard

BATHROOM

9' x 7' 9" (2.74m x 2.36m) PVC double-glazed window, radiator, panelled bath, pedestal wash hand basin, low level WC, built in cupboard



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
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 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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OUTSIDE

Enclosed yard to rear



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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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