



# PROCTORS

ESTATE AGENTS

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## 4 St. Johns Street, Darwen

**Offers over £115,000, Chain free!**

This traditional mid terrace house situated in this popular street close to all the town centre amenities. The accommodation is aimed to accommodate a family. Briefly comprises; hallway, living room, spacious fitted dining kitchen, a useful utility and ground floor WC, first floor, three bedrooms and a three-piece bathroom. Benefits include PVC double glazed windows and gas central heating. Externally there is yard to the rear.





# 4 St. Johns Street, Darwen

## LOCATION

From Darwen town centre leave on Bolton Road. Turn left at the set of traffic lights into Hardman Way, proceed for 100 yards turning right at the traffic lights into Redearth Road, continue for ¼ mile turning right into St Johns Street and the property can be located on the right hand side

## TENURE

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

## HALLWAY

PVC front door, radiator, laminate flooring

## LIVING ROOM

14' 7" x 12' 2" (4.44m x 3.71m) Measurements into recess. PVC double-glazed window, radiator, electric fire, meter cupboard

## FITTED DINING KITCHEN

15' 6" x 12' 9" (4.72m x 3.89m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in oven, extractor hood, radiator, PVC double-glazed double exterior doors to rear yard

## UTILITY AREA

7' 2" x 6' 2" (2.18m x 1.88m) Plumbed for automatic washing machine, space for tumble dryer, wall mounted gas fired central heating boiler unit, PVC double-glazed window, low level WC

## FIRST FLOOR

Landing, spindled balustrade, loft hatch

## BEDROOM 1

14' 8" x 11' (4.47m x 3.35m) Measurements approximate. PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band A  
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 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.

## 4 St. Johns Street, Darwen



### BEDROOM 2

9' 8" x 7' 7" (2.95m x 2.31m) PVC double-glazed window, radiator



### BEDROOM 3

9' 6" x 7' 5" (2.9m x 2.26m) PVC double-glazed window, radiator



### OUTSIDE

'L' shaped enclosed yard to the rear

### FAMILY BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, roof window



### 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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