



# PROCTORS

ESTATE AGENTS

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## 5 Leonard Terrace, Waterside, Darwen

£185,000

A most delightfully situated stone built mid terraced house set with views towards rolling country side yet convenient for Huddlesden village centre, Darwen, Blackburn and Bolton. The deceptively spacious accommodation briefly comprises: entrance vestibule, living room with feature fireplace, dining room open through to a fully fitted kitchen with white high-gloss units, first floor, a large main bedroom, a stylish four-piece bathroom with free standing bath and separate shower enclosure, a second double bedroom and a third bedroom currently used as a home office. Benefits include PVC double-glazed windows (most windows have fabulous moorland views) and gas central heating. Externally there is a small garden area to the front and to the rear there is a paved yard that provides off road parking. Viewing highly recommended for buyers looking for rural views!

## LOCATION





## 5 Leonard Terrace, Waterside, Darwen

From Darwen town centre leave on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, bear right into Marsh House Lane, continue across the roundabout at the top, proceed across onto Hoddlesden Road. Follow this road through the village for approximately one mile, the property is situated at the end of Leonard Terrace Waterside Terrace (across from the entrance to Shaws).

### TENURE

We are advised by the vendor that the property is Freehold. Gov.uk states A rent charge (also known as chief rent) is money charged regularly on freehold land. It's not the same as ground rent on leasehold properties. Most rent charges have lasted for more than 100 years. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Composite front door with double-glazed units (new 2024), tiled floor, half glazed door through to;

#### LIVING ROOM

13' 9" x 13' 8" (4.19m x 4.17m) Measurements into recess. PVC double-glazed window, radiator, laminate flooring, meter cupboard, coving to ceiling

#### DINING ROOM

12' 3" x 11' (3.73m x 3.35m) PVC double-glazed window, radiator, tiled floor, under stairs storage cupboard, open plan through to;

#### FITTED KITCHEN

10' x 7' 9" (3.05m x 2.36m) Fitted white high-gloss wall and floor units including drawers, electric hob, extractor hood, built in under oven, stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled floor, space and power points for tumble dryer, fridge freezer and plumbed for automatic washing machine, PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

Landing

#### BEDROOM 1

11' 3" x 11' 3" (3.43m x 3.43m) PVC double-glazed window, radiator, 2 doors, one access to landing, the other giving access to the corridor to bathroom

#### BEDROOM 2

11' x 8' 4" (3.35m x 2.54m) 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.

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### BEDROOM 3

10' 8" x 5' 3" (3.25m x 1.6m) PVC double-glazed window, radiator

### FOUR PIECE FAMILY BATHROOM

Glazed and tiled shower enclosure, free standing bath, pedestal wash hand basin, high-level WC, heated towel rail, fully tiled walls, built in cupboard (houses gas fired central heating boiler unit), PVC double-glazed window

### OUTSIDE

Small garden area to the front with wrought iron gate, to the rear there is a paved yard that also offers off road parking

### 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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