



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel.

01254 705521

Email.

darwen@proctorsestateagents.co.uk

Web.

proctorsestateagents.co.uk



33 Olive Lane, Darwen

Offers In The Region Of £95,000 Chain Free!

A stone faced mid terraced house situated in this residential area close to local amenities. Accommodation briefly comprises; entrance vestibule, living room, separate, spacious, fitted dining kitchen, first floor, two double bedrooms, a three-piece bathroom. Benefits from gas central heating, PVC double-glazed windows and new décor throughout. Externally there is an enclosed yard to the rear.

LOCATION

From Darwen town centre on Railway Road, continue under the railway bridge onto Atlas Road at the top turn left into Olive Lane, continue ahead and the property is on the right-hand side.



33 Olive Lane, Darwen

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

LIVING ROOM

13' 0" x 13' 0" (3.96m x 3.96m) PVC double-glazed window, radiator, new grey carpets

KITCHEN/DINER

13' 1" x 13' 5" (4m x 4.1m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, free standing cooker and hob, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door

FIRST FLOOR

Landing

BEDROOM 1

13' 5" x 10' 9" (4.1m x 3.3m) PVC double-glazed window, radiator, carpet flooring

BEDROOM 2

13' 5" x 9' 6" (4.1m x 2.9m) PVC double-glazed window, radiator

BATHROOM

5' 10" x 6' 2" (1.8m x 1.9m) Panelled bath, pedestal wash hand basin, low level WC



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
£1
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 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.



OUTSIDE

Enclosed rear yard

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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