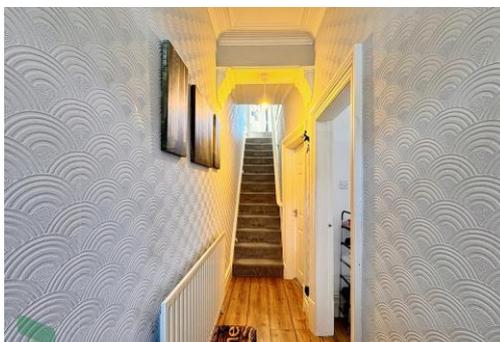




347 Blackburn Road (across from St Edwards School), Darwen

Offers Over £145,000

ATTENTION LANDLORDS! Long standing tenant wishes to stay! Internal inspection is highly recommended to fully appreciate this well-maintained garden fronted mid-terraced property providing spacious family sized living accommodation. There are two attractive reception rooms, a recently fully fitted kitchen, three bedrooms (two are doubles) and a three-piece shower room. In addition, there is a large loft that could provide additional bedrooms with relevant planning/building regulations. Benefits from certified gas central heating, certified electricians and PVC double-glazed windows. To the rear there is a covered yard with up and over door to accommodate off road parking. It is conveniently situated for local primary and secondary schools and within half a mile of j4. M65.



347 Blackburn Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, the property is on the right just before the mini roundabout, across from St Edwards Primary School.

TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease at approximately £3 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, meter cupboard, half glazed door through to;

HALLWAY

Wood effect flooring, radiator, original coving to veiling

SITTING ROOM

12' 9" x 11' 5" (3.89m x 3.48m) Measurements into recess. PVC double-glazed window, radiator, wall hung electric fire, wood effect flooring, wall light

LIVING ROOM/DINING ROOM

14' 4" x 4' (4.37m x 1.22m) Original coving to ceiling, wood effect flooring, radiator

SEPARATE RECENTLY FITTED KITCHEN

9' 5" x 7' 8" (2.87m x 2.34m) Fitted wall and floor units including stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, space and power for fridge-freezer, space for tumble dryer, radiator, under stairs storage, PVC double-glazed window

FIRST FLOOR

Landing, spindled balustrade, built in storage cupboard, skylight, loft access via drop-down ladder (power and light)

BEDROOM 1

15' 2" x 13' (4.62m x 3.96m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band A
Blackburn with Darwen Borough Council
D

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.

347 Blackburn Road, Darwen

BEDROOM 2

10' x 9' 3" (3.05m x 2.82m) PVC double-glazed window, radiator



BEDROOM 3

9' 6" x 7' 8" (2.9m x 2.34m) PVC double-glazed window, radiator



FAMILY SHOWER ROOM

Large shower enclosure, vanity wash hand basin with cupboards below, low level WC, heated towel rail, extractor fan, tiled walls and floor



OUTSIDE

Small garden area to the front and enclosed yard with electrically operated roller shutter door



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk



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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk