



PROCTORS

ESTATE AGENTS

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43 South Street, Darwen

Offers over £88,000

ATTENTION RENTAL INVESTORS, POTENTIAL 11.59% YIELD! This deceptively spacious, stone-faced mid terrace house situated in this attractive cobbled street convenient for all town centre amenities, bus station and railway station. There is a longstanding tenant that wishes to stay. The accommodation briefly comprises; living room with feature fireplace, fitted dining kitchen separate utility room, first floor, three bedrooms and a family bathroom with shower. Benefits from PVC double-glazed windows, double-glazed sash windows to the front, and gas central heating. In addition, the street has permit parking for residents via Blackburn with Darwen council.

LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and go straight across into South Street and the property is on the right-hand side.



43 South Street, Darwen

TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year leas, approximately £1.50 p.a.. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

LIVING ROOM

16' 4" x 14' 2" (4.98m x 4.32m) Measurements into recess. Double-glazed sash window, fireplace with electric fire, spindled balustrade staircase (to first floor), under stairs storage cupboard

FITTED DINING KITCHEN

12' 85" x 11' 86" (5.82m x 5.54m) Fitted wall and floor units including stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, radiator, PVC double-glazed window

UTILITY ROOM

10' 54" x 5' 5" (4.42m x 1.65m) Fitted wall and floor units, plumbed for automatic washing machine, radiator, wall mounted gas fired central heating boiler unit, PVC exterior door (to rear yard)

FIRST FLOOR

Landing, radiator

BEDROOM 1

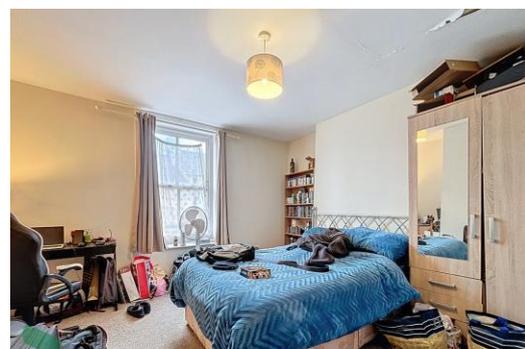
14' 24" x 11' 95" (4.88m x 5.77m) Double-glazed sash window, radiator

BEDROOM 2

11' 89" x 9' 6" (5.61m x 2.9m) PVC double-glazed window, radiator

BEDROOM 3

8' 72" x 5' 90" (4.27m x 3.81m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

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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FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, tiled floor, spotlighting, extractor fan



OUTSIDE

Enclosed 'L' shaped yard to rear with water tap



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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.

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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