



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. darwen@proctorsestateagents.co.uk  
Web. proctorsestateagents.co.uk



## 6 Lloyd Street, Darwen

Offers over £95,000

An immaculately presented stone faced mid terrace house situated conveniently for all amenities on A666 Blackburn Road and with easy access to junction 4 M65. The property has undergone an improvement programme and briefly comprises entrance vestibule, living room with feature fireplace, fully fitted generous size kitchen with new integrated appliances, first floor, family bathroom with shower, two bedrooms, and a large and very useful attic room. Benefits include gas central heating, PVC double-glazed windows, smoke detectors, fire doors, new décor and new complementing flooring and carpets throughout. In our opinion it would be ideal as a first time purchase or as a rental investment. Viewing is strongly recommended.

### LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street,



## 6 Lloyd Street, Darwen

and the property is on the right hand side.

### TENURE

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

### ACCOMMODATION

#### VESTIBULE

Interior door through to;

#### LIVING ROOM

13' 93" x 12' 31" (6.32m x 4.44m) Measurements into recess. PVC double-glazed window, radiator, fire surround with electric fire, coving to ceiling

#### FITTED KITCHEN

12' 19" x 10' 24" (4.14m x 3.66m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, new electric hob, new built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

Landing

#### BEDROOM 1

12' 45" x 8' 13" (4.8m x 2.77m) PVC double-glazed window, radiator, fitted wardrobe

#### BEDROOM 2

11' 9" x 5' 18" (3.58m x 1.98m) Two PVC double-glazed windows, radiator, built in cupboard

#### FAMILY BATHROOM

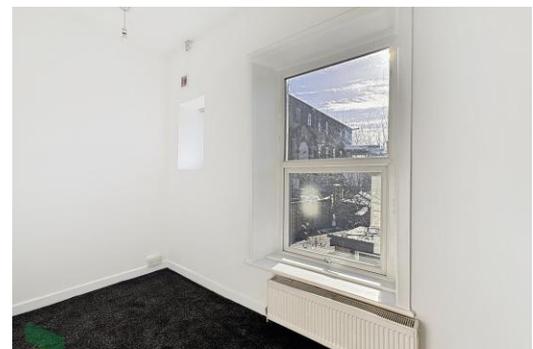
Panelled bath with shower and screen over, pedestal wash hand basin, mirror with light and electric shaver point, low level WC, radiator, built in cupboard

#### INNER HALL

Fire door from landing, small storage/play station area, spindled balustrade carpeted staircase to;

#### SECOND FLOOR ROOM

11' 03" x 9' 7" (3.43m x 2.92m) Vaulted ceiling with spotlighting, double-glazed roof window, radiator, storage cupboard.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1  
Band A  
Blackburn with Darwen Borough Council  
E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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### OUTSIDE

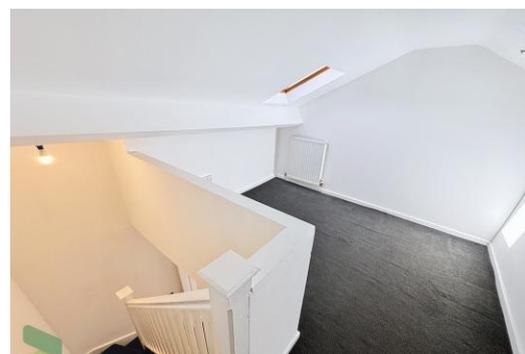
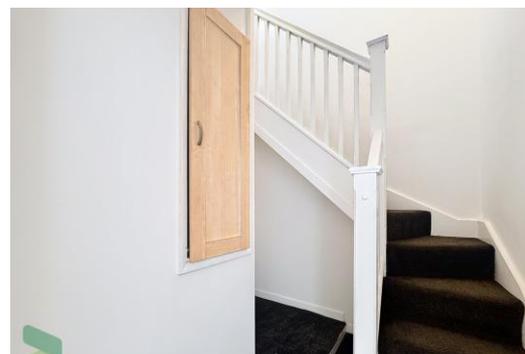
Enclosed yard with access to a really useful outhouse that could suit a number of uses, PVC double-glazed patio doors, PVC exterior door (to alley way) and new rubberised roof

### 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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