



PROCTORS

ESTATE AGENTS

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35 Belgrave Road, Darwen

£173,500

A lovingly maintained traditional garden fronted mid terraced house with 'generous size' accommodation including a useful attic room. Briefly comprises; entrance vestibule, hall, sitting room, living/dining room, separate fitted kitchen with modern units (new 2023), first floor, two bedrooms, a three-piece shower room and a very useful second floor attic room. Benefits from PVC double-glazed windows. To the rear of the property there is a recently paved enclosed 'L' shaped yard with a new gate. The town centre, Bold Venture Park and moorland walks are nearby.



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ACCOMMODATION

ENTRANCE VESTIBULE

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

HALLWAY

DPC 2024. Coving to ceiling, staircase to first floor

SITTING ROOM

PVC double-glazed window, feature fireplace with living flame gas fire

LIVING ROOM OR DINING ROOM

14' 3" x 12' 4" (4.34m x 3.76m) Measurements into recess. PVC double-glazed window, feature fireplace, living flame gas fire, under stairs storage, glazed door through to;

FITTED KITCHEN (NEW 2023)

11' 7" x 11' 2" (3.53m x 3.4m) Fitted modern wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, black extractor hood, integrated automatic washing machine, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, spindled balustrade



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

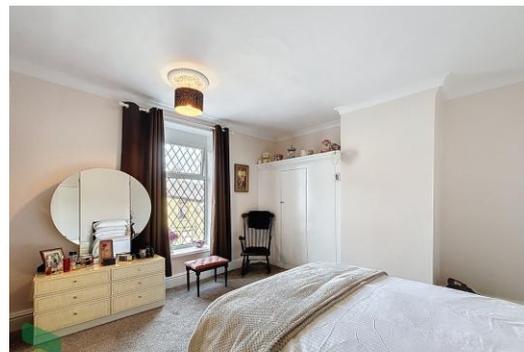
Band A
Blackburn with Darwen Borough Council
TBC

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 1

14' 5" x 13' 7" (4.39m x 4.14m) PVC double-glazed window, built in wardrobe



BEDROOM 2

11' 1" x 10' 3" (3.38m x 3.12m) PVC double-glazed window

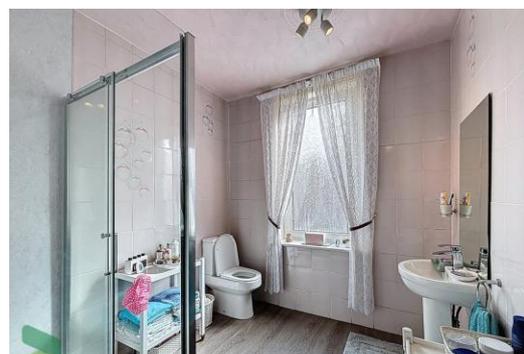


INNER CORRIDOR

Three steps down to;

SHOWER ROOM

Generous size glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, fully tiled walls, PVC double-glazed window



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DOOR AND STAIRCASE TO ATTIC ROOM

16' 9" x 13' 1" (5.11m x 3.99m) Measurement approximate, vaulted ceiling with beams, Double-glazed roof window (new 2021)

OUTSIDE

Steps and small garden area to the front

Rear Yard

enclosed 'L' shaped paved rear yard (paving and new gate 2020)

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.

TENURE

The GOV.UK hold no information in regard to the property Tenure. Our vendor is unsure, we would recommend any prospective buyer to seek clarification from their solicitor.

LOCATION

From Darwen town centre leave on Borough Road, continue to the junction just past the park gates and turn left onto Belgrave Road and the property is on the right hand side.



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