



PROCTORS

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6 Dandy Row, Darwen

Offers in the region of £130,000 Chain free!

A most attractive stone built mid terrace cottage, delightfully situated on the fringe of town with open aspects over the surrounding countryside to the front. The property boasts many charming features. There are two bedrooms (one with fitted furniture and access to large area ideal for a dressing room), the ground floor has an impressive lounge with feature fireplace, a open plan dining room and a fully fitted dining kitchen and a three-piece bathroom. Gas central heating (recently fitted boiler 2020) and PVC double-glazed windows are both installed throughout. Externally there is a small rear yard. The property is conveniently situated for all surrounding towns and the motorway network. Viewing is strongly recommended to appreciate the property and location on offer.



6 Dandy Row , Darwen

LOCATION

From Darwen town centre leave on Bolton Road turn left into Hardman Way and continue onto Sudell Road, turn right onto Marsh House Lane, continue to the top and turn left at the roundabout onto the Roman Road for approximately two miles the cottage is on the left hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, tiled floor, wall mounted coat hooks, half glazed door through to;

LOUNGE

20' 3" x 14' 11" (6.17m x 4.55m) Double-glazed window (field views), impressive stone fireplace with gas stove effect fire, feature exposed stone elevation, stone flagged floor, beamed ceiling,

DINING KITCHEN

15' 9" x 9' 3" (4.8m x 2.82m) PVC double-glazed window, wall light, stable style door, open through to;

FITTED KITCHEN

15' 3" x 11' 8" (4.65m x 3.56m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built in under oven, extractor hood, integrated fridge and freezer, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit (new 2020)

BATHROOM

Panelled bath with shower attachment over and mixer tap, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window

FIRST FLOOR



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
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.

6 Dandy Row , Darwen

Landing, PVC double-glazed window (filed view), wall light

BEDROOM 1

15' 2" x 9' 2" (4.62m x 2.79m) PVC double-glazed window (filed view), radiator, built in wardrobes (six doors and cupboards above), access through to;



EAVES ACCESS/ROOM

Double-glazed roof window, radiator, exposed beam



BEDROOM 2

10' x 9' 5" (3.05m x 2.87m) PVC double-glazed roof window, radiator



OUTSIDE

Small enclosed yard to rear



PLESAE 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.

