PROCTORS
ESTATE AGENTS

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41 Preston Street, Darwen

Offers Over £89,950 Chain Free!

This traditional stone fronted mid terraced house is conveniently situated within walking distance to all amenities on A666 Blackburn Road. in our opinion it is immaculately presented and offered at a realistic asking price for a period property with this size of accommodation. Comprises, entrance vestibule, hallway, sitting room, living room/dining room and a separate fitted kitchen. The first floor has two double bedrooms and a three-piece family bathroom with shower. Benefits from gas central heating and PVC double-glazed window. Outside there is a small, enclosed yard to the rear. Viewing is strongly recommended!







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LOCATION
From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street, left into Preston Street and the property is on the right-hand side.

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

ACCOMMODATION

ENTRANCE VESTIBULE
PVC front door, original coving to ceiling, dado rail, glazed door through to;

HALLWAY
Original coving to ceiling, dado rail, radiator, staircase to first floor

SITTING ROOM
12' 1" x 12' (3.68m x 3.66m) Measurements into recess. PVC double-glazed window, feature fireplace, living fame gas fire, radiator, meter cupboard, original coving to ceiling

LIVING OR DINING ROOM
15' x 13' 6" (4.57m x 4.11m) PVC double-glazed window, feature fireplace, living flame gas fire, two radiators, under stairs storage cupboard with light

SEPARATE FITTED KITCHEN
14' 9" x 6' 7" (4.5m x 2.01m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas cooker, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, radiator, PVC double-glazed window, exterior door

FIRST FLOOR
Landing, spindled balustrade, loft hatch with drop-down ladder

BEDROOM 1
15' 6" x 12' 1" (4.72m x 3.68m) Measurements into recess. PVC double-glazed window, radiator, fitted furniture











Tenure	Leasehold
Ground Rent	£2
Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	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.

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FAMILY BATHROOM
Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, built in cupboard, PVC double-glazed window





BEDROOM 2
13' 9" x 7' 5" (4.19m x 2.26m) PVC double-glazed window, radiator, large walk in cupboard



OUTSIDE
Small enclosed yard to the rear

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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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