PROCTORS
ESTATE AGENTS

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## 28 Cyprus Street, Whitehall, Darwen

## £220,000 Chain Free!

A superb period mid-terraced property offering generous family sized living accommodation along with original features. The accommodation briefly comprises: Entrance vestibule with feature-stained glass, hall with original spindled balustrade, sitting room with bay window, living room/dining room, separate fitted kitchen, first floor, three bedrooms, one with a bay window and all with fitted furniture, and a family shower room. The first-floor landing also gives access via a staircase to a large attic room. The property has been lovingly maintained; however it is a little dated in places, in our opinion this is reflected in the realistic asking price. Benefits from PVC double-glazed windows where stated and gas central heating. Externally there is a paved garden area to the front and rear garden with 'astro' turf for easy maintenance. Easy access to Whitehall Park, moorland trails, and A666 Bolton Road. Viewing is essential for buyers looking for a generous size family home with lots of potential.







# 28 Cyprus Street, Darwen

## LOCATION
From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Cyprus Street and the property is on the left-hand side

## TENURE
To be advised

## ACCOMMODATION

## ENTRANCE VESTIBULE
Composite front door, tiled floor, feature ornate stained glass panel, glazed door though to;

## HALLWAY
Radiator, spindled balustrade staircase to first floor

## SITTING ROOM
14' 6" x 11' 7" (4.42m x 3.53m) Measurements into recess and into PVC double-glazed bay window, stone built fireplace continuing into television shelf, living flame gas fire, radiator

## LIVING ROOM/DINING ROOM
16' 2" x 11' 8" (4.93m x 3.56m) Measurements into recess. PVC double-glazed window, radiator, stone fireplace, living flame gas fire

## FITTED KITCHEN
9' 9" x 6' (2.97m x 1.83m) Fitted wall and floor units including drawers, single drainer sink unit with mixer tap, gas point for cooker, plumbed for automatic washing machine, space for a fridge and freezer, tiled splash-backs, PVC double-glazed window, PVC exterior door

## FIRST FLOOR
Landing, spindled balustrade

## BEDROOM 1
14' 8" x 9' 3" (4.47m x 2.82m) Measurements into PVC double-glazed bay window and up to fitted wardrobes

## BEDROOM 2
13' 8" x 11' 7" (4.17m x 3.53m) PVC double-glazed window, radiator, fitted wardrobes











| | |
|---|---|
| Tenure | Unknown |
| Ground Rent | |
| Council Tax Band | Band B |
| Local Authority | Blackburn with Darwen Borough Council |
| EPC Rating | D |

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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## BEDROOM 3

8' 5" x 7' 9" (2.57m x 2.36m) PVC double-glazed window, radiator, a range of fitted furniture



## SHOWER ROOM

Glazed and tiled shower enclosure, combination unit with wash hand basin, storage and low level WC, mirrored wall cabinet, heated towel rail, spotlighting



## ATTIC ROOM

16' 6" x 8' 6" (5.03m x 2.59m) Access from first floor landing via door and staircase. Double-glazed roof window, power and light, eaves access (houses gas fired central heating boiler unit)



## OUTSIDE

Small paved garden area to the front with natural stone wall. To the rear there is a useful brick built store, shed, astroturf and flowerbeds


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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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