



12 Dorset Avenue, Darwen

Offers over £80,000, Chain free!

An attractive brick built town house situated in this very pleasant, quiet and convenient residential locality. The property has two double bedrooms, a three-piece bathroom, ground floor has a lounge with feature fireplace, a spacious fitted dining kitchen with built in appliances and a cloakroom/WC. Gas central heating (boiler approximately 2 years old) and PVC double-glazed windows are installed throughout. There are gardens to the front and rear. In our opinion the property has been well maintained, however, the realistic asking price reflects the need for some cosmetic improvements. Viewing recommend.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn right into Hollins Grove Street, second right onto Somerset Avenue continue round into Dorset Avenue and the property is on the left-hand side.



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ACCOMMODATION

ENTRANCE HALL

PVC front door with double-glazed unit, carpeted staircase to first floor

LOUNGE

13' 4" x 12' 6" (4.06m x 3.81m) PVC double-glazed window, radiator, feature fireplace, electric coal effect fire

FITTED DINING KITCHEN

15' 6" x 9' 5" (4.72m x 2.87m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in oven, stainless steel and glass extractor hood, built in microwave, integrated washing machine, integrated tumble dryer, tiled splash-backs, PVC double-glazed window, radiator

REAR VESTIBULE

PVC exterior door (to rear garden)

CLOAKROOM/WC

PVC double-glazed window, radiator, vanity wash hand basin with storage, low level WC

FIRST FLOOR

Landing, loft hatch, large storage cupboard (houses gas fired central heating boiler unit)

BEDROOM 1

17' x 12' 7" (5.18m x 3.84m) PVC double-glazed window, radiator, large walk in storage cupboard

THREE-PIECE BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, PVC double-glazed window

BEDROOM 2

12' 8" x 7' 8" (3.86m x 2.34m) PVC double-glazed window, radiator

OUTSIDE

Gardens to the front and rear, the latter is enclosed

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.



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