



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



18 Beech Avenue, Darwen

Reduced to £90,000, Chain free

A pleasantly situated brick built mid terraced, garden fronted house providing substantial living accommodation with two careful owners over the last 65 years! Quietly located on a cul de sac, the property provides, entrance vestibule, hall, sitting room, living room/dining room, separate kitchen, first floor, two double bedrooms and a three-piece wet room. Gas central heating and PVC double-glazed windows are installed throughout. Externally there is a yard to the rear with brick built store/WC. In our opinion the property is a little dated, however this is reflected in the realistic asking price. Viewing is recommended.



18 Beech Avenue, Darwen

LOCATION

From Darwen town centre leave on Railway Road, continue into Atlas Road, at the junction turn left into Olive Lane continue ahead and then turn right into Higher Perry Street, right onto Beech Avenue and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £2.50 p.a.). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, original coving to ceiling, picture rail, glazed and leaded door through to;

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

12' 3" x 11' 4" (3.73m x 3.45m) PVC double-glazed window, feature fireplace, gas fire, radiator, original coving to ceiling

LIVING ROOM

14' 7" x 11' 9" (4.44m x 3.58m) Original built in storage cupboards with drawers below, feature fireplace with marble inset and hearth, living flame gas fire, PVC double-glazed window, radiator

SEPARATE KITCHEN

8' 8" x 7' 9" (2.64m x 2.36m) Fitted wall and floor units including drawers, single drainer sink unit with mixer tap, stainless steel gas hob, built in under oven, extractor, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, PVC double-glazed window, radiator, under stairs storage cupboard with light, PVC exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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.

18 Beech Avenue, Darwen

FIRST FLOOR

PVC double-glazed window, built in storage cupboard, loft hatch

BEDROOM 1

15' 1" x 12' 2" (4.6m x 3.71m) PVC double-glazed window, radiator, feature fireplace

WET ROOM

Shower area with folding screen and grab-rails, pedestal wash hand basin, low level WC, acrylic wall panelling, built in cupboard, sky-light

BEDROOM 2

9' 9" x 9' 6" (2.97m x 2.9m) PVC double-glazed window, radiator, built in cupboard

OUTSIDE

Established garden to the front and an enclosed 'L' shaped yard to the rear with brick-built store/WC

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk