



PROCTORS

ESTATE AGENTS

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34 Birch Hall Avenue, Darwen

£160,000

A mature semi-detached house situated in this well established and convenient residential area, with all amenities nearby and easy access to the motorway network junction 4. The property has been extended and in our opinion offers generous family sized accommodation with the option of 'granny annex; if required. Briefly comprises; entrance porch, hallway, cloakroom/WC/Utility area, study/home office, lounge with remote controlled fire, fitted breakfast kitchen, sun lounge, first floor, three bedrooms and a family bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there is off road parking to the front and a generous size garden to the rear, the latter is enclosed and has a large decked area along with a secluded decked 'reading nook'.



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LOCATION

From Darwen Town Centre leave on Blackburn Road and continue ahead on the A666, turn left at the mini roundabout at St Edwards Primary School and the property is on the right 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 PORCH

PVC front door, PVC double-glazed windows, tiled floor, radiator, PVC door through to;

HALLWAY

Under stairs storage cupboard, staircase to first floor

TWO PIECE CLOAKROOM/WC/UTILITY AREA

Wash hand basin, low level WC, plumbed for automatic washing machine, space for tumble dryer, double-glazed window

LOUNGE

12' 8" x 10' 2" (3.86m x 3.1m) PVC double-glazed window, laminate flooring, wall mounted electric fire (remote controlled), open through to;

KITCHEN/BREAKFAST ROOM

17' 9" x 6' 9" (5.41m x 2.06m) Fitted wall and floor units including drawers, single drainer sink unit, gas range cooker, stainless steel extractor hood, plumbed for dishwasher, wall mounted gas fired central heating boiler unit, PVC double-glazed window, glazed double doors through to;

SUN ROOM

17' 4" x 10' 7" (5.28m x 3.23m) PVC roof, PVC double-glazed windows, PVC double-glazed doors (to rear garden), two radiators

SHOWER ROOM

Glazed and tiled shower, vanity wash hand basin with storage below, low level WC, radiator, tiled elevations and floor, extractor fan, PVC double-glazed window, PVC exterior door

STUDY/HOME OFFICE

12' 2" x 5' 3" (3.71m x 1.6m) Remote controlled/sensor double-glazed roof window, radiator



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.

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FIRST FLOOR

Landing, built in cupboard, radiator, loft hatch

BEDROOM 1

10' 9" x 10' 6" (3.28m x 3.2m) PVC double-glazed window, radiator, built in wardrobes

BEDROOM 2

9' 1" x 8' 1" (2.77m x 2.46m) PVC double-glazed window, radiator, built in shelving

BEDROOM 3

9' 1" x 7' 1" (2.77m x 2.16m) PVC double-glazed window, radiator, fitted wardrobes

FAMILY BATHROOM

Panelled bath with shower attachment and screen over, vanity wash hand basin with storage below, low level WC, radiator, fully tiled elevations, two PVC double-glazed windows



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OUTSIDE

Off road parking and small garden area to the front. To the rear there is a generous size garden with established fruit trees, decked patio areas and greenhouse



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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