



PROCTORS

ESTATE AGENTS

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84 Prospect Avenue, Sunnyhurst, Darwen

(Offers Over) £180,000

A rare opportunity to acquire a garden fronted mid-terrace house in this highly sought-after residential area close to Sunnyhurst Woods at the higher end of Avondale. In our opinion it is stylishly presented throughout with a high finish. The spacious family sized accommodation briefly comprises: three bedrooms, stylish three-piece bathroom with shower, ground floor, entrance vestibule, hallway, sitting room with bay window and window seat, living room/dining room with feature fireplace and PVC exterior doors and a separate recently fitted kitchen with modern units and built in appliances. Gas central heating and PVC double-glazed windows are all installed and most of the interior has been re-plastered to give a quality décor finish. Externally there is an enclosed yard to the rear and additional garden plot beyond. Local amenities close by. Viewing is a must!



84 Prospect Avenue, Sunnyhurst, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane, turn left into Owlet Hall Road, continue ahead into Prospect Avenue and the property is on the right-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door with double-glazed units, meter cupboard, original coving to ceiling, original interior door with feature leaded glass through to;

HALLWAY

Original coving, laminate flooring, radiator

SITTING ROOM

13' 5" x 12' 1" (4.09m x 3.68m) Measurements into recess and into PVC double-glazed bay window with window seat, feature living flame gas fire, shelving, picture rail, radiator

LIVING ROOM/DINING ROOM

15' 9" x 13' 6" (4.8m x 4.11m) Feature fireplace, living flame gas fire, radiator, under stairs storage cupboard, PVC double-glazed double exterior doors

NEWLY FITTED KITCHEN

9' 9" x 7' 7" (2.97m x 2.31m) Fitted wall and floor units including space-saving corner pull out shelving, marble effect worktops, inset porcelain basin with mixer tap, induction hob, built in oven, built in microwave, extractor hood, integrated automatic washing machine, concealed gas fired central heating boiler unit, spotlighting, PVC double-glazed window, PVC exterior door, Electric underfloor heating



Tenure	Leasehold
Ground Rent	£2
Council Tax Band	Band
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 and 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, spindled balustrade, radiator

BEDROOM 1

14' 8" x 10' (4.47m x 3.05m) Measurements to minimum) PVC double-glazed window (pleasant outlooks), radiator

BEDROOM 2

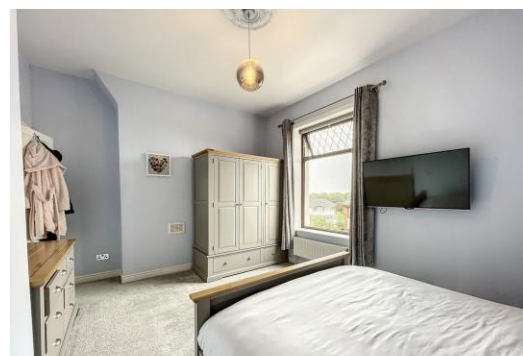
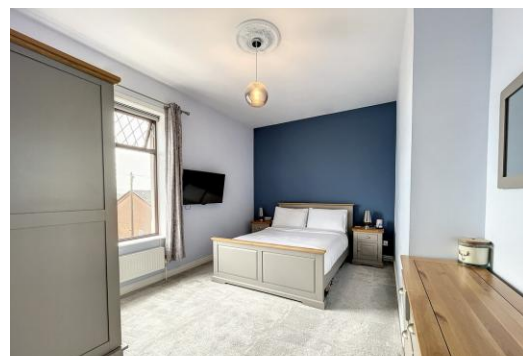
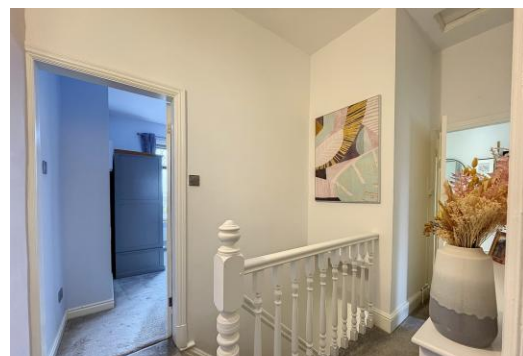
10' 7" x 7' (3.23m x 2.13m) PVC double-glazed window, radiator

BEDROOM 3 (CURRENTLY USED AS HOME OFFICE)

10' 6" x 8' 4" (3.2m x 2.54m) PVC double-glazed window, radiator

FAMILY BATHROOM

'P' shaped panelled bath with shower, shower attachment and screen over, combination unit with wash hand basin, storage and low level WC, built in cupboards, tiled splash-backs, spotlighting, PVC double-glazed window



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OUTSIDE

Small garden area to the front, attractive enclosed yard to the rear with natural stone wall and decking. In addition, there is a leased garden allotment at a cost of £50 pa.



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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