



PROCTORS

ESTATE AGENTS

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Sycamore House, Oldfield Avenue, Darwen

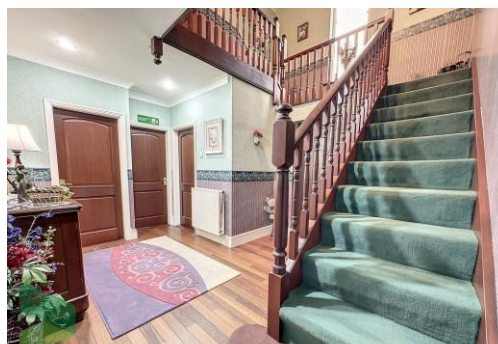
£550,000

LOCATION

From Darwen town centre continue along the A666 towards Blackburn turn left onto Oldfield Avenue (after Falcon Avenue). At the top the property is located beyond the stone gate posts to Oldfield Care Home on your left hand side.

TENURE

We are told by the vendor that the property is part freehold and part Leasehold, 999 year lease (rent never collected, absentee Landlord).



Sycamore House, Oldfield Avenue, Darwen

Properties of this stature, in such an established location only very rarely come to the open market. "Sycamore" was built thirty years ago by the current owners and is a four bedroom detached family home set in formal gardens and positioned off Oldfield Avenue opposite the care home. It is fair to point out that most buyers would like to update the property to their own standards and specifications. This is a rare opportunity, and the family home has the potential to be something even more special. The accommodation briefly comprises: reception hallway, lounge with square bay window, living room, snug, dining room, fully fitted kitchen, utility room, boot room/boiler room and cloakroom/WC, large first floor landing, master bedroom with en suite shower room, three additional double bedrooms and family bathroom. Outside there is a sweeping driveway to a stone built double garage and excellent established gardens, mainly laid to lawn. The property benefits from PVC double-glazed windows, gas central heating (boiler approximately 3 years old) and in addition there is a back boiler that can also provide hot water when the fire is in use. This family home has so much to admire, and wonderful potential, so viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged through our Darwen office.

ACCOMMODATION

ENTRANCE HALL

Solid wood spindled balustrade staircase to first floor, radiator, Australian hardwood flooring, coving to ceiling

CLOAKROOM/WC

PVC double-glazed window, low level WC, wash-hand basin, radiator, Australian hardwood flooring

SITTING ROOM/SNUG

9' 11" x 6' 4" (3.02m x 1.93m) PVC double-glazed window, radiator, Australian hardwood flooring, coving to ceiling

LOUNGE

18' 3" x 13' 1" (5.56m x 3.99m) measurements into PVC double-glazed square bay window (overlooks the gardens), Australian hardwood flooring, radiator, brick fireplace with back boiler (when the fire is lit it heats the water, in addition to the existing gas fired central heating boiler). This room is on need of decor and a fireplace (the elevations have been Re plastered)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band F
Blackburn with Darwen Borough Council
C

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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LIVING ROOM

15' 1" x 11' 7" (4.6m x 3.53m) PVC double-glazed window, radiator, Australian hardwood flooring, coving to ceiling

FULLY FITTED KITCHEN

13' x 11' 3" (3.96m x 3.43m) PVC double-glazed window, fitted wall and floor units including drawers, feature plate rack, single drainer sink unit, four ring gas hob, built in oven, extractor hood, integrated dishwasher, tiled splash-backs, tiled floor, PVC double-glazed window

DINING ROOM

11' 4" x 9' 7" (3.45m x 2.92m) PVC double-glazed window, radiator, Australian hardwood flooring

UTILITY ROOM

7' 4" x 5' 1" (2.24m x 1.55m) PVC double-glazed window, fitted worktop, plumbed for automatic washing machine, space for tumble dryer, tiled floor, exterior door

BOOT ROOM/BOILER ROOM

Wall mounted gas fired central heating boiler unit (approximately three years old), tiled floor

FIRST FLOOR

Spacious landings, spindled balustrade, double-glazed roof window, radiator, coving to ceiling

BEDROOM 1

16' 3" x 13' (4.95m x 3.96m) PVC double-glazed window, radiator

SPACIOUS EN SUITE

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, bidet (broken), part tiled elevations, PVC double-glazed window

BEDROOM 2

16' 3" x 11' 4" (4.95m x 3.45m) PVC double-glazed window, radiator, beamed ceiling

BEDROOM 3

13' x 11' (3.96m x 3.35m) PVC double-glazed window, radiator

BEDROOM 4 (CURRENTLY USED AS AN OFFICE)

13' x 6' 5" (3.96m x 1.96m) Measurements up to built in cupboard, dado rail, PVC double-glazed window, radiator



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FAMILY BATHROOM

11' 3" x 6' 8" (3.43m x 2.03m) Panelled bath, pedestal wash hand basin, low level WC, bidet (broken), radiator, beamed ceiling, PVC double-glazed window

OUTSIDE

Established gardens mainly laid to lawn, mature plants, shrubs and trees

DETACHED STONE BUILT GARAGE

In need of a door, window and side door

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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