



PROCTORS

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107 Avondale Road, Darwen

Offers over £185,000

We strongly recommend internal inspection to fully appreciate this deceptively spacious property, situated in this much sought after residential area of Sunnyhurst. It has many original features with superb family sized living accommodation, arranged over three floors, briefly comprises, entrance vestibule with original mosaic flooring, hallway, sitting room with bay window and glazed double doors through to a living room/dining room. The first floor provides three generous size bedrooms (two have fitted furniture) and a three-piece family bathroom with shower. The second floor provides a further generous size room currently used as a home office/craft room. Gas central heating and PVC double-glazed windows are installed throughout along with feature fireplaces. The privately enclosed rear garden is larger than average and is very well stocked The property also has a single garage. Viewing is recommended!



107 Avondale Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road and the property is at the far end on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold (999 year lease approximately £2.50pa). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Mosaic tiled floor, original coving to ceiling, half glazed feature interior door through to;

HALLWAY

Original coving to ceiling, picture rail, carpeted staircase to first floor

SITTING ROOM

15' 5" x 11' 6" (4.7m x 3.51m) Measurements into PVC double-glazed bay window, feature fireplace with electric coal effect fire (fire new 2021), original coving to ceiling, picture rail, radiator, glazed double doors through to;

LIVING ROOM/DINING ROOM

15' 3" x 12' 2" (4.65m x 3.71m) Original coving to ceiling, picture rail, feature fireplace with gas fire, built in cupboards and shelving, radiator, PVC double-glazed door (to rear garden)

FITTED KITCHEN OPEN TO UTILITY

FITTED KITCHEN

9' 9" x 7' 8" (2.97m x 2.34m) Fitted wall and floor units including drawers, wine rack, stainless steel single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built in under oven, tiled splash-backs, under stairs storage cupboard with light and shelving, open through to;

UTILITY ROOM

9' 1" x 6' 9" (2.77m x 2.06m) Plumbed for dishwasher, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, tiled floor



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
Blackburn with Darwen Borough Council
D

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, spindled balustrade

BEDROOM 1

13' 1" x 11' 2" (3.99m x 3.4m) Measurements into recesses. PVC double-glazed window, radiator, fitted furniture



BEDROOM 2

11' 8" x 8' 4" (3.56m x 2.54m) PVC double-glazed window, radiator, floor to ceiling fitted storage, built in shelving with cupboards below



BEDROOM 3

9' 8" x 7' 9" (2.95m x 2.36m) Two PVC double-glazed windows, radiator

FAMILY BATHROOM

9' 5" x 5' (2.87m x 1.52m) Panelled bath with shower over, vanity wash hand basin with storage below, low level WC, part tiled elevations, extractor



CARPETED STAIRCASE FROM 1ST FLOOR LANDING TO ATTIC ROOM

17' 6" x 13' 6" (5.33m x 4.11m) Double-glazed roof window

OUTSIDE

Small garden area to the front. To the rear there is a long enclosed garden with established plants, shrubs and water tap, along with;

GARAGE

19' 1" x 10' 6" (5.82m x 3.2m) Single garage with up and over door, power and light



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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