



PROCTORS

ESTATE AGENTS

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37 Lynwood Avenue, Darwen

Reduced to £99,999

A very deceptive garden fronted, stone-faced mid-terrace in this convenient location close to all amenities at Lynwood/Blackburn Road A666. The property provides spacious family sized living accommodation with the benefit of three bedrooms, a three-piece shower room with fitted storage units, two reception rooms and a fitted kitchen that was extended approximately 30 years ago. Gas central heating and PVC double glazed windows are both installed throughout. Viewing recommended for purchasers looking for family sized accommodation.

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn left into Lynwood Avenue (across from 'Akzo Nobel/Crown) and the property is on the right-hand side.



37 Lynwood Avenue, Darwen

TENURE

This property is freehold.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, glazed door through to;

LIVING ROOM

17' 6" x 13' 5" (5.33m x 4.09m) Measurements into recess. Feature fireplace, living flame gas fire, radiator, meter cupboard, staircase to first floor, glazed double doors through to;

DINING ROOM

13' 3" x 10' (4.04m x 3.05m) Measurements into recess. Glazed double doors through to;

FITTED KIITCHEN

12' 5" x 11' 7" (3.78m x 3.53m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric point for cooker, two PVC double-glazed windows, sky-light, composite exterior door

FIRST FLOOR

Landing

BEDROOM 1

11' 4" x 10' 8" (3.45m x 3.25m) Measurements up to built in storage, PVC double-glazed window, radiator

BEDROOM 2

9' 9" x 9' 8" (2.97m x 2.95m) PVC double-glazed window, radiator, exposed and treated floorboards, built in cupboard (houses gas fired central heating boiler unit)

BEDROOM 3

11' x 5' 5" (3.35m x 1.65m) PVC double-glazed window, radiator

SHOWER ROOM

Large walk-in shower, fitted wall to wall storage including vanity wash hand basin and low level WC, fully tiled elevations, extractor fan

OUTSIDE

Small garden area to the front and small enclosed yard to the rear

PLEASE NOTE



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
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 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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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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