



PROCTORS

ESTATE AGENTS

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Woodsmoor, Oldfield Avenue, Darwen

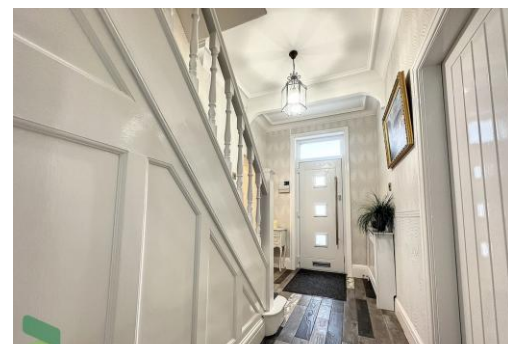
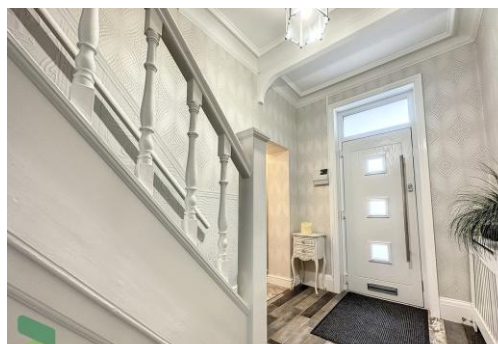
Reduced to Offers in the region of £375,000

LOCATION

From Darwen town centre continue along the A666 towards Blackburn turn left onto Oldfield Avenue (after Falcon Avenue). Continue ahead and the property is located on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £3 p.a. Any prospective purchaser should seek clarification from their solicitor.



Woodsmoor, Oldfield Avenue, Darwen

A very impressive mature semi-detached house situated in this established and sought after residential location within walking distance to the entrance of Sunnyhurst Woods. The property has been a labour of love for the current owners and now offers generous size living accommodation with designer touch and a high-quality finish. The accommodation briefly comprises entrance hall, two-piece cloakroom, study, stylish open plan lounge and dining room with bow window and feature fireplace, a stunning fully fitted dining kitchen with a wide range of fitted units including a feature island and bi-folding doors to the beautiful rear garden, a separate fitted utility room, first floor, four bright and airy bedrooms (three have fitted furniture and one has an en suite shower room) and a stylish family bathroom. Benefits also include gas central heating and PVC double-glazed windows. There is an easy maintenance garden to the front of the property, off road parking for two cars and to the rear there are very impressive and well thought out patio areas with bbq, pizza oven and steps with glass balustrade down to a well-stocked 'secret' garden with astroturf and a firepit. In addition, there is a studio/home bar/home office, brick-built stores and a large walk in store/work shop with shelving, power and light. It is situated with local amenities on hand on Blackburn Road A666 and M65 J4. Viewing is essential!

ACCOMMODATION

ENTRANCE HALL

Composite front door with double-glazed unit, spindled balustrade carpeted staircase to first floor, burn oak wood flooring, feature 'Lyncrusta' wall panelling to dado height,

TWO-PIECE CLOAKROOM

Wall hung low level WC, vanity wash-hand basin with storage below, heated towel rail, spotlight, tiled floor

SNUG/HOME OFFICE

7' 2" x 4' 6" (2.18m x 1.37m) PVC double-glazed window, radiator, meter cupboard

OPEN PLAN LOUNGE AND DINING ROOM

DINING ROOM

13' 4" x 11' 7" (4.06m x 3.53m) Measurements into PVC double-glazed bow window with radiator, wood flooring, open through to;



Tenure	Leasehold
Ground Rent	£3
Council Tax Band	Band D
Local Authority	
EPC Rating	E

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.

Woodsmoor, Oldfield Avenue, Darwen

LOUNGE

12' 9" x 12' 8" (3.89m x 3.86m) Feature natural stone fireplace with remote controlled gas fire, panelled elevations to dado height, PVC double-glazed double doors (to rear garden)

FULLY FITTED EXTENDED DINING KITCHEN

18' 2" x 13' 9" (5.54m x 4.19m) Fitted high-gloss wall and floor units including oak wood worktops, LED lighting, white porcelain single drainer one and a half bowl sink unit with spray mixer tap (set in unit island), stainless steel five ring gas hob, built in double ovens, tiled splash-backs, space for 'American' style fridge-freezer, large walk in under stairs storage cupboard, 'Karndean' flooring, two double-glazed roof windows (remote controlled), aluminum double-glazed bi-folding doors (to rear garden)

UTILITY ROOM

7' 7" x 7' 4" (2.31m x 2.24m) Fitted white wall and floor units including drawers, plumbed for automatic washing machine, plumbed for dishwasher, spaces and power points for bottle fridge, tumble dryer

FIRST FLOOR

Landing, spindled balustrade, loft hatch

BEDROOM 1

15' 1" x 10' 9" (4.6m x 3.28m) Measurements up to wall-to-wall fitted wardrobes and matching drawers, PVC double-glazed window (overlooks the communal green in the middle of the Avenue), radiator, loft hatch

EN SUITE SHOWER ROOM

Shower enclosure, wall hung low level WC, twin vanity wash hand basins with storage below, heated towel rail, tiled splash-backs, tiled floor, PVC double-glazed window

BEDROOM 2

11' 11" x 10' 8" (3.63m x 3.25m) Measurements up to floor-to-ceiling-wall-to-wall fitted wardrobes, radiator, PVC double-glazed window

BEDROOM 3

11' 9" x 10' 8" (3.58m x 3.25m) PVC double-glazed window (overlooks the green), built in wardrobes, radiator

BEDROOM 4

8' 3" x 6' 3" (2.51m x 1.91m) PVC double-glazed window (overlooks the green), radiator



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FAMILY BATHROOM

Panelled bath with shower, mixer tap and screen over, wall hung wash hand basin, wall hung low level WC, heated towel rail, extractor fan, spotlighting, fully tiled elevations, tiled floor, PVC double-glazed window

OUTSIDE

Easy maintenance front garden and off road parking for two cars. To the rear are two Indian stone paved patio areas (accessed from the lounge and the dining kitchen) including a large pergola, a really useful workshop/store, brick built sheds, brick built bbq with food prep areas, brick built pizza oven, water tap, glass balustrade and steps give access to a privately enclosed 'secret' garden area with astroturf for easy maintenance, remote controlled lighting, established plants and shrubs and purpose built fire pit, brick built seating area, water feature and nine power sockets.

SUMMER HOUSE/HOME BAR (CURRENTLY USED AS A OFFICE)

PVC double-glazed double doors, power, light, laminate flooring, bar area with feature wall mounted shelving



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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