



PROCTORS

ESTATE AGENTS

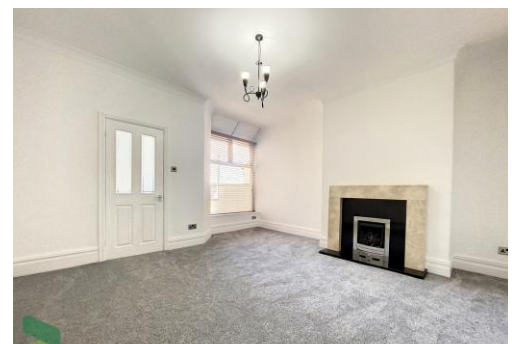
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4 Elliott Avenue, Off Knowlesly Road, Darwen

Offers Over £150,000 Chain Free

We strongly recommend internal inspection to fully appreciate this deceptively spacious mid terraced house with an extraordinary view. Enjoy a quiet cul de sac location in this much sought after residential area of Whitehall, also enjoying views towards Darwen Tower and moorlands. The accommodation is arranged on three floors to provide two impressive reception rooms, a separate fully fitted kitchen with a range of integrated appliances and under floor heating on the ground floor. The first floor provides two bedrooms and a bright and spacious four-piece family bathroom. The second floor provides a spacious third bedroom and a cloakroom/WC. Gas central heating (boiler new December 2022) and PVC double-glazed windows are installed throughout. It is decorated throughout to a neutral theme with new complimenting flooring. The property is convenient for all local amenities which include shops, schools, pre-school nurseries and bus services along with access to A666 Egerton/Bolton.



4 Elliott Avenue, Off Knowlesly Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, turn left into Knowlesly Road and follow the road towards the far end, turn left on to Waterfield Avenue, first right onto Elliot Avenue and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Meter cupboard, original coving to ceiling, dado rail, half glazed door through to;

HALLWAY

Original coving to ceiling, radiator, staircase to first floor

SITTING ROOM

11' 8" x 10' 9" (3.56m x 3.28m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace with spotlighting and living flame gas fire, under stairs storage cupboard with power points

LIVING ROOM

15' 5" x 14' 6" (4.7m x 4.42m) 15'5, 13'3 minimum. PVC double-glazed window, radiator, feature fireplace with black marble inset and hearth, coving to ceiling, half glazed door through to;

FULLY FITTED KITCHEN

9' 8" x 7' 9" (2.95m x 2.36m) Fitted wall and floor units including feature stainless steel drawers, single drainer sink unit, stainless steel four ring gas hob, stainless steel splash-back, stainless steel extractor hood, built in oven, integrated fridge-freezer, integrated dishwasher, plumbed for automatic washing machine, tiled splash-backs, tiled floor with under floor heating, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, radiator

BEDROOM 1

14' 5" x 11' 7" (4.39m x 3.53m) PVC double-glazed window, radiator, fitted furniture



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
Blackburn with Darwen Borough Council
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.

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BRIGHT AND SPACIOUS FOUR-PIECE FAMILY BATHROOM

Large panelled bath with mixer tap, corner shower enclosure with shower and shower attachment, wall hung wash hand basin, low level WC, radiator, built in cupboard (houses gas fired central heating boiler unit new in December 22), PVC double-glazed window

BEDROOM 2

10' 5" x 6' 8" (3.18m x 2.03m) PVC double-glazed window, radiator

DOOR FROM FIRST FLOOR LANDING TO ATTIC BEDROOM 3

22' 4" x 12' 4" (6.81m x 3.76m) Carpeted staircase. Measurements to maximum recess. PVC double-glazed window (views of Darwen Tower and moorlands), double-glazed roof window, radiator, wall lights, door through to;

CLOAKROOM

PVC double-glazed window, low level WC, pedestal wash hand basin

OUTSIDE

Small garden area to the front, paved enclosed 'L' shaped yard to the rear with flower beds and large walk in store with power, light and plastic corrugated roof allowing natural light



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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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