



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



5 Elliott Avenue, Whitehall, Darwen

Offers Over £160,000, Chain free!

A superb, stone-faced garden fronted mid terrace within walking distance to Whitehall Park. In our opinion the property has been tastefully completely renovated and provides very impressive and stylish living accommodation with a modern theme complimenting original features throughout. There are three good size bedrooms, a stylish three-piece bathroom with shower, ground floor entrance vestibule and hall, sitting room, ground floor cloakroom/WC, stunning open plan lounge and newly fitted kitchen with modern units and integrated appliances. Benefits include gas central heating and PVC double-glazed windows. Viewing is essential to fully appreciate! Externally there is a small garden area to the front and an enclosed yard with store to the rear.



5 Elliott Avenue, Whitehall, 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 right-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, meter cupboard, half glazed interior door through to;

HALLWAY

Radiator

SITTING ROOM

11' 8" x 10' 6" (3.56m x 3.2m) Measurements into recess. PVC double-glazed window, radiator, meter cupboard

OPEN PLAN LIVING/DINING ROOM AND KITCHEN

LIVING ROOM

14' 3" x 12' 5" (4.34m x 3.78m) Two radiators, under stairs cloakroom/WC with wash hand basin and low level WC, PVC double-glazed double doors (to rear yard), open plan through to kitchen

NEWLY FITTED KITCHEN

9' 3" x 7' 5" (2.82m x 2.26m) Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, concealed gas fired central heating boiler unit, tiled splash-backs, space for fridge-freezer, PVC double-glazed window

DOWNSTAIRS CLOAKROOM

Brand new w.c, washbasin



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

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 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.

5 Elliott Avenue, Whitehall, Darwen

FIRST FLOOR

Landing

BEDROOM 1

14' 3" x 8' 8" (4.34m x 2.64m) PVC double-glazed window, radiator

BEDROOM 2

11' 5" x 8' 1" (3.48m x 2.46m) PVC double-glazed window, radiator

BEDROOM 3

12' 5" x 5' 8" (3.78m x 1.73m) PVC double-glazed window, radiator

FAMILY BATHROOM

Brand new panelled bath with shower, shower attachment, waterfall tap and screen over, vanity pedestal wash hand basin with waterfall tap, wall mounted mirrored cabinet, low level WC, heated towel rail, part tiled elevations, extractor fan, spotlighting

OUTSIDE

Small garden area to the front and enclosed 'L' shaped yard to rear with store



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.

Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk



5 Elliott Avenue, Whitehall, Darwen



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk