



PROCTORS

ESTATE AGENTS

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66 Prospect Avenue, Darwen

Offers over £170,000

A rare opportunity to acquire a garden fronted mid-terrace house in this highly sought after residential area close to Sunnyhurst Woods at the higher end of Avondale. The spacious family sized accommodation briefly comprises: three good size bedrooms, a large attic (ideal for converting), three-piece bathroom with shower and a large skylight allowing lots of natural daylight, ground floor, entrance vestibule, hallway, sitting room with glazed bi-folding doors through to living room/dining room and a separate fully fitted kitchen. Benefits from gas central heating, PVC double-glazed windows, 20 year guarantee damp proof course (new November 2023, being decorated right now!), roof overhaul approximately three years ago and re-lined stone gutters approximately two years ago. Externally there is a privately enclosed 'L' shaped yard to the rear and additional garden plot beyond. Viewing highly recommended at this realistic asking price.



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LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane, turn left into Owlet Hall Road, continue ahead into Prospect Avenue and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (999 year lease at £1.50 p.a.) Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Dado rail, meter cupboard, original coving to ceiling, half glazed door through to;

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

13' x 12' 10" (3.96m x 3.91m) Measurements into recess. PVC double-glazed window, radiator, feature living flame coal effect gas fire, original coving to ceiling, ceiling rose, picture rail, bi-folding doors through to;

LIVING ROOM/DINING ROOM

14' 2" x 12' 7" (4.32m x 3.84m) Measurements into recess. PVC double-glazed exterior door (to rear yard and beyond), original built in storage cupboards, original coving to ceiling

SEPARATE FITTED KITCHEN

11' 2" x 7' 3" (3.4m x 2.21m) Fitted wall and floor units including glazed display units, single drainer sink unit with mixer tap, four ring gas hob, DMEV kitchen ventilation system, built in double oven, tiled splashbacks, plumbed for automatic washing machine and dishwasher, 'Karndean' flooring, PVC double-glazed window, under stairs storage cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
£1.50 per annum
Band B
Blackburn with Darwen Borough Council
C

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, skylight, built in storage cupboard with clothes rail and shelving, space saving 'paddle steps' to a large loft two new double-glazed roof windows, electric power points and light

BEDROOM 1

15' 9" x 10' 2" (4.8m x 3.1m) PVC double-glazed window, radiator, feature exposed and treated floorboards

BEDROOM 2

11' x 7' 4" (3.35m x 2.24m) PVC double-glazed window, feature exposed and treated floorboards, radiator

BEDROOM 3

10' 6" x 10' (3.2m x 3.05m) PVC double-glazed window, radiator

FAMILY BATHROOM

9' 9" x 5' 9" (2.97m x 1.75m) Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, extractor fan, spotlighting, skylight

OUTSIDE

Small garden area to the front, attractive and privately enclosed paved yard to the rear. In addition, to the rear, there is a leased garden allotment at a cost of £50 pa.



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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