



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 19 Beech Avenue, Darwen

Offers Over £75,000

A pleasantly situated brick built mid terraced, garden fronted house providing deceptively spacious living accommodation throughout. Quietly located on a cul de sac, the property provides, entrance vestibule, hallway, sitting room, living room/dining room with the under stairs area adapted to a wet room, a separate kitchen, first floor, two double bedrooms and a three-piece shower room suitable for disabled use and staircase to useful attic room. Gas central heating and PVC double-glazed windows are installed throughout. Externally there is a yard to the rear. In our opinion the property is a little dated, however this is reflected in the realistic asking price. Viewing is recommended.



# 19 Beech Avenue, Darwen

## LOCATION

From Darwen town centre leave on Railway Road, continue into Atlas Road, at the junction turn left into Olive Lane continue ahead and then turn right into Higher Perry Street, right onto Beech 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

Original coving to ceiling, tiled floor, half glazed door through to;

### HALLWAY

Original coving to ceiling, radiator

### SITTING ROOM

12' 2" x 11' 5" (3.71m x 3.48m) Measurements into recess. PVC double-glazed window, feature fireplace, electric fire, wall lights, recessed shelving, original coving, ceiling rose, bi-folding glazed doors through to;

### LIVING ROOM/DINING ROOM

14' 9" x 12' (4.5m x 3.66m) PVC double-glazed door (to rear yard), feature fireplace, wall lights, radiator, door to;

### CONCEALED WET ROOM

Wash-hand basin, low level WC, shower, acrylic wall panelling, extractor fan, spotlighting

### KITCHEN

9' 2" x 7' 8" (2.79m x 2.34m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with spray-mixer tap, electric hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine,



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band C  
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.

## 19 Beech Avenue, Darwen

### FIRST FLOOR

Landing, PVC double-glazed window, built in cupboard with light, staircase to useful attic room

### BEDROOM 1

15' 1" x 12' 1" (4.6m x 3.68m) PVC double-glazed window, radiator, built in cupboard

### BEDROOM 2

10' x 9' 5" (3.05m x 2.87m) PVC double-glazed window, wall mounted gas fired central heating boiler unit (serviced in Feb 23), built in cupboard

### SHOWER ROOM

Shower area suitable for disabled use, pedestal wash hand basin, low level WC, fully tiled elevations, radiator

### OUTSIDE

Small garden area to the front and yard to the rear



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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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