



PROCTORS

ESTATE AGENTS

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29 Durham Road, Darwen

£120,000, Chain free!

A modernised, stone faced, garden fronted mid terrace in this popular and sought after residential area, facing Avondale primary school. The accommodation has two reception rooms, a fully fitted kitchen, two bedrooms and a three-piece bathroom with shower. It has gas central heating and double-glazing. In our opinion this is an ideal first time buyers property. Viewing is recommended.

LOCATION

From Darwen town centre on Blackburn Road, continue for approximately one mile and turn left into Avondale Road. Proceed and turn left into Durham Road and the property is located on the left hand side.



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TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

ENTRANCE HALL

Wood flooring, radiator

SITTING ROOM

11' 1" x 10' 4" (3.38m x 3.15m) Electric fire in fire surround, wood flooring, double-glazed window (not PVC), radiator

LIVING ROOM

14' 6" x 14' 1" (4.42m x 4.29m) Electric fire in fire surround, wood flooring, PVC double-glazing, radiator

FULLY FITTED KITCHEN

10' 5" x 6' 11" (3.18m x 2.11m) Wall and floor units including drawers, built in oven, hob, extractor, stainless steel one and a half bowl single drainer sink unit, PVC double-glazed window and door, wood flooring, radiator

FIRST FLOOR

BEDROOM 1

14' 2" x 11' 1" (4.32m x 3.38m) Double-glazed window (not PVC), radiator

BEDROOM 2

14' 7" x 7' 6" (4.44m x 2.29m) PVC double-glazed window, radiator, built in wardrobes, cupboard gas fired central heating boiler unit



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band A
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.

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THREE PIECE BATHROOM

Panelled bath with shower and screen, wash hand basin, w/c, Radiator/heated towel rail, fully tiled to two walls, PVC double-glazed window, spot-lighting, laminate flooring

OUTSIDE

Enclosed rear yard



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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