



# PROCTORS

ESTATE AGENTS

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## 16a Woodbank Avenue, Darwen

Offers Over £75,000

A rare opportunity to acquire a well proportioned ground floor flat situated in a quiet cul-de-sac, off Owlett Hall Road close to Sunnyhurst Woods and Darwen Golf Club. The accommodation has the benefit of one bedroom, a bright three-piece shower room, lounge with door to the rear garden and fitted kitchen with built in appliances. Benefits from PVC double-glazed windows and gas central heating. Externally is off road parking for one car to the front and a generous size enclosed garden to the rear with patio. The property in our opinion is well presented and would be of interest to couples, single people and first time buyers, also ideal for rental investors. Viewing recommended at this realistic asking price!





# 16a Woodbank Avenue, Darwen

## 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, right into Woodbank Avenue and property is at the far end of the cul de sac on the right-hand side.

## TENURE

We are advised by the vendor that the property is Leasehold (999 year lease), £12.79 per month. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### HALLWAY

PVC front door with double-glazed unit, tiled floor, radiator, built in storage cupboard with shelving

### FITTED KITCHEN

11' x 5' 6" (3.35m x 1.68m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, four ring gas hob, built in oven, stainless steel extractor hood, PVC double-glazed window

### SHOWER ROOM

Glazed and tiled corner shower enclosure, pedestal wash hand basin, low level WC, radiator, extractor fan, PVC double-glazed window

### BEDROOM 1

15' 3" x 10' 4" (4.65m x 3.15m) PVC double-glazed window, radiator, feature fireplace, electric fire, coving to ceiling

### LIVING ROOM

13' 1" x 9' 2" (3.99m x 2.79m) PVC double-glazed exterior door (to rear garden), radiator, laminate flooring, built in storage cupboard with shelving

### STORAGE CUPBOARD

Plumbed for automatic washing machine, Power and light

### OUTSIDE

Off road parking to the front (the bay is to the right hand side), to the rear there is a generous size enclosed agreed with lawn, shrubs, plants and a patio at the far end



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£12.79 per month  
Band A  
Blackburn with Darwen Borough Council  
Band 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.

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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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