



3 Dorset Avenue, Darwen

Offers in the region of £105,000

An attractive brick-built town house situated in this very pleasant, quiet and convenient residential locality. The property is set back from the road, has two double bedrooms, a three-piece bathroom with shower, ground floor has a lounge with feature fireplace and a spacious fitted kitchen with high-gloss units. Gas central heating and PVC double-glazed windows are installed throughout. There are generous size gardens to the front, side and rear. In our opinion the property has been well maintained and we would recommend viewing!

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn right into Hollins Grove Street, second right onto Somerset Avenue continue round into Dorset Avenue and the property is set back in the corner.



3 Dorset Avenue, Darwen

TENURE

To be advised

ACCOMMODATION

HALLWAY

PVC front door, staircase to first floor

LIVING ROOM

13' 8" x 10' 1" (4.17m x 3.07m) Two PVC double-glazed dual aspect windows, fireplace with electric fire, radiator, coving to ceiling

FULLY FITTED KITCHEN

13' 8" x 10' 9" (4.17m x 3.28m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, three PVC double-glazed window, radiator



FIRST FLOOR

Landing, PVC double-glazed window, radiator

BEDROOM 1

13' 9" x 7' 8" (4.19m x 2.34m) Two PVC double-glazed dual aspect windows, radiator, built in wardrobe



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
Blackburn with Darwen Borough Council
TBC

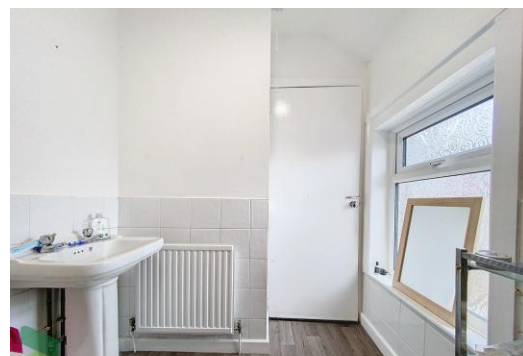
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled elevations, PVC double-glazed window



BEDROOM 2

10' 4" x 7' 7" (3.15m x 2.31m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)



Proctors Darwen

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OUTSIDE

Larger than average gardens to the front, side and rear



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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