



PROCTORS

ESTATE AGENTS

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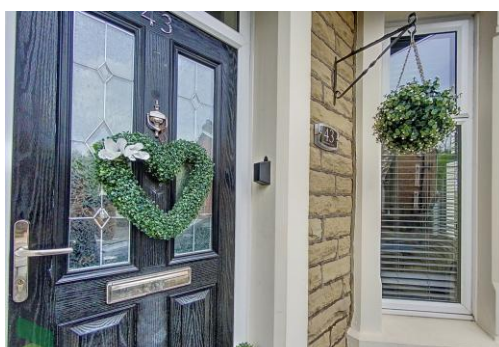
43 Avondale Road, Darwen

Offers Over £165,000

Internal inspection is essential to fully appreciate the stylish family sized accommodation this garden fronted end terrace has to offer. Situated in this much sought after residential locality, close to Sunnyhurst Woods, all amenities on Blackburn Road and easy access to M65 junction 4. The property has the benefit of three double bedrooms, a four-piece family bathroom, two reception rooms and a separate fitted kitchen. PVC double-glazed windows and gas central heating are both installed throughout. Extern ally there is a small garden area to the front and a enclosed shaped yard to the rear.

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road and the property is on the right hand next to the playing fields.



43 Avondale Road, Darwen

TENURE

We are advised by the vendor that the property is Leasehold (999 year lease, £2.00 p.a). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, meter cupboard, half glazed door through to;

ENTRANCE HALL

Coving to ceiling, radiator

SITTING ROOM

16' 1" x 12' 1" (4.9m x 3.68m) Measurements into PVC double-glazed bay window, feature fireplace, electric fire, radiator, wall light, ornate coving to ceiling, half glazed double doors through to;

DINING ROOM/LIVING ROOM

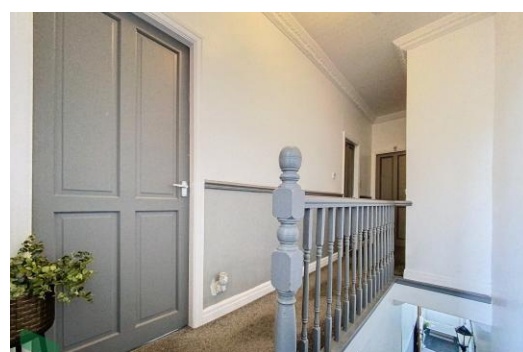
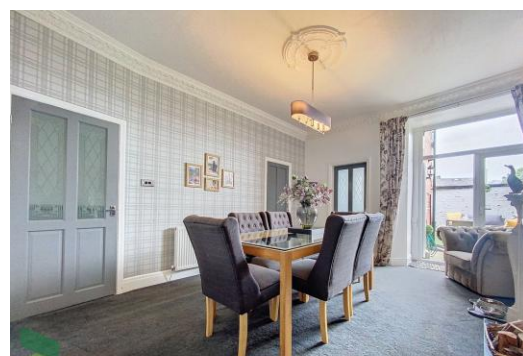
17' 7" x 13' 3" (5.36m x 4.04m) Measurements into PVC double-glazed double doors (to rear yard), feature ornate coving, under stairs storage cupboard, half glazed door through to;

FULLY FITTED KITCHEN

10' x 8' 9" (3.05m x 2.67m) Fitted wall and floor units including drawers, single drainer sink unit, electric point for cooker, plumbed for automatic washing machine, tiled splash-backs, concealed gas fired central heating boiler unit, PVC double-glazed window, radiator, tile effect flooring

FIRST FLOOR

Landing, spindled balustrade, built in cupboard, loft hatch



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
£2
Band
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 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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BEDROOM 1

15' 9" x 11' 5" (4.8m x 3.48m) PVC double-glazed window, radiator, picture rail, ornate coving and ceiling rose



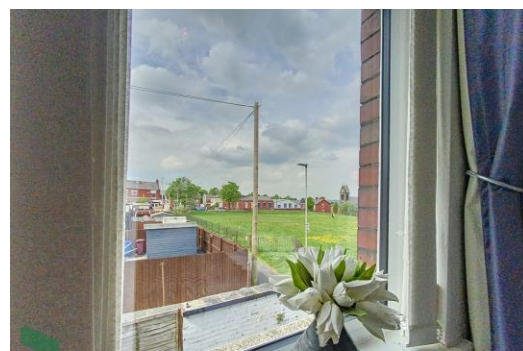
BEDROOM 2

10' 1" x 8' 8" (3.07m x 2.64m) PVC double-glazed window, radiator, 'His and Hers' two built in cupboards with clothes hanging rails and shelving



BEDROOM 3

10' 1" x 9' 1" (3.07m x 2.77m) PVC double-glazed window (overlooks playing fields), radiator



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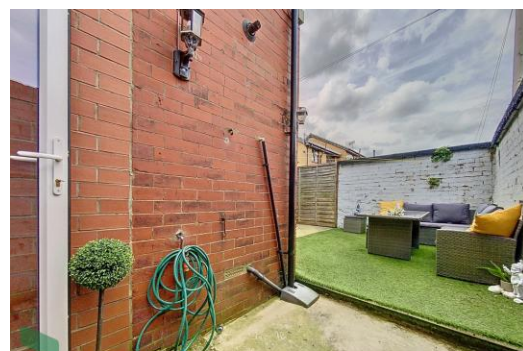
IMPRESSIVE FAMILY BATHROOM

Glazed and tiled shower enclosure, panelled bath with mixer tap, pedestal wash hand basin, low level WC, radiator/heated towel rail, wall mounted cupboard, PVC double-glazed window



OUTSIDE

Small garden area to the front and enclosed yard to the 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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