



PROCTORS

ESTATE AGENTS

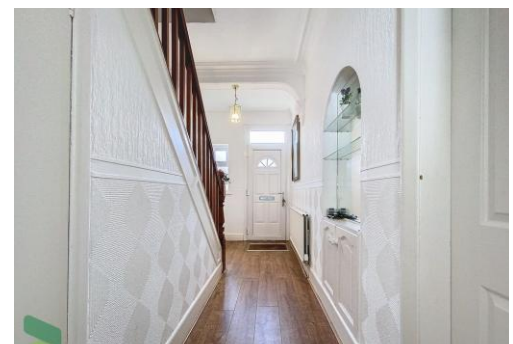
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6 Warwick Avenue, Darwen

Offers over £185,000

An excellent family sized garden fronted mid terrace situated in this much highly sought after residential locality close to both Sunnyhurst, amenities at Lynwood and junction 4 M65. The property has the benefit of two open plan reception rooms, a separate fitted kitchen, a rear vestibule and ground floor cloakroom/WC. The first floor has three bedrooms (two doubles, one single and all with storage) and a modern four-piece bathroom. The second floor has a fourth bedroom with fitted furniture. Gas central heating and PVC double-glazed windows are both installed. Externally there is an easy to maintain garden area to the front and rear has a brick built outhouse with plumbing, power and light. Viewing highly recommended!



6 Warwick Avenue, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed towards Lynwood. Turn left into Hawkshaw Avenue, right on to Warwick Avenue and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold approximately £1.50 p.an assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

HALLWAY

PVC front door, PVC double-glazed window, meter cupboard, laminate flooring, spindled balustrade staircase to first floor

SITTING ROOM

11' 12" x 11' 9" (3.66m x 3.58m) PVC double-glazed window, feature wall mounted electric fire (with back lighting and remote control), radiator, original coving to ceiling, picture rail, dado rail, open through to;

LIVING ROOM/DINING ROOM

14' 1" x 11' 9" (4.29m x 3.58m) PVC double-glazed double doors to rear garden, fireplace with remote control electric fire, radiator, original coving to ceiling, picture rail, dado rail

SEPARATE FITTED KITCHEN

10' 3" x 6' 4" (3.12m x 1.93m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric point for cooking range, black extractor hood, space and power point for fridge-freezer, plumbed for dishwasher, PVC double-glazed window, open through to;

REAR VESTIBULE

PVC double-glazed window, PVC exterior door, radiator

CLOAKROOM/WC

7' 8" x 6' 7" (2.34m x 2.01m) Low level WC, wash-hand basin



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
£2
Band B
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 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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FIRST FLOOR

Landing, radiator, spindled balustrade

FOUR-PIECE BATHROOM

Panelled bath with mixer tap, shower enclosure, vanity wash hand basin with storage below, low level WC, heated towel rail, extractor fan, spotlighting to ceiling, built in cupboard, PVC double-glazed window

BEDROOM 2

11' 2" x 9' 4" (3.4m x 2.84m) PVC double-glazed window, radiator, built in cupboard, vanity wash hand basin, fitted wardrobe (also houses gas fired central heating boiler)

BEDROOM 1

14' x 8' 4" (4.27m x 2.54m) PVC double-glazed window, radiator, fitted wardrobes with cupboards above, radiator

BEDROOM 3

7' 9" x 7' 7" (2.36m x 2.31m) PVC double-glazed window, radiator, fitted wardrobes with cupboards over the bed area

CARPETED STAIRCASE AND SPINDLED BALUSTRADE TO 2ND FLOOR

12' 2" x 10' 2" (3.71m x 3.1m) Measurements up to built in wardrobes, two double-glazed roof windows, radiator

OUTSIDE

Easy to maintain garden area to the front and to the rear there is an enclosed yard with paved patio area, flowerbeds, brick built outhouse with power, light and plumbing for automatic washing machine

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.



Proctors Darwen

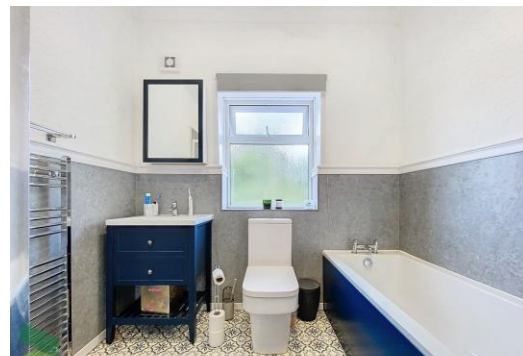
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