



## 1 Beech Avenue, Darwen

**Offers over £155,000, Chain free!**

A pleasantly situated brick-built end terraced, garden fronted house located on a well-established cul de sac. The property must be viewed to fully appreciate the spacious and immaculately presented living accommodation on offer. Briefly comprises; entrance vestibule, hallway, sitting room with feature fireplace, living room/dining room open through to a fully fitted kitchen with high gloss units, first floor, three bedrooms (two are doubles) and a three-piece bathroom with shower. Benefits from gas central heating, PVC double-glazed windows, new roof and the chimney has been repointed. Externally there is a small garden area to the front, off road parking to the side and a privately enclosed 'L' shaped rear garden with lawn area and two patio areas. In our opinion, viewing is essential!



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## LOCATION

From Darwen town centre leave on Railway Road, continue into Atlas Road, at the junction turn left into Olive Lane continue ahead and then turn right into Higher Perry Street, right onto Beech Avenue and the property is on the left-hand side.

## TENURE

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



## ACCOMMODATION

### ENTRANCE VESTIBULE

Meter cupboard, original coving to ceiling, glazed door through to:



### HALLWAY

Original coving to ceiling, radiator



### SITTING ROOM

12' 3" x 11' 4" (3.73m x 3.45m) PVC double-glazed window, feature fireplace, electric fire, radiator, original coving to ceiling

### LIVING ROOM/DINING ROOM

14' 8" x 12' 1" (4.47m x 3.68m) PVC double-glazed window, radiator, built in cupboard, under stairs storage, open through to:



### FULLY FITTED KITCHEN

15' 2" x 9' 6" (4.62m x 2.9m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel and glass extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, two PVC double-glazed windows, PVC exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
n/a  
Band A  
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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## FIRST FLOOR

Landing, spindled balustrade, built in storage cupboard, loft access via drop-down ladder (boarded and lighting)



## BEDROOM 1

15' 2" x 12' 1" (4.62m x 3.68m) PVC double-glazed window, radiator, built in cupboard with clothes hanging rails



## FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, fully tiled walls, extractor fan, PVC double-glazed window

## BEDROOM 2

9' 8" x 9' 6" (2.95m x 2.9m) PVC double-glazed window, radiator



## BEDROOM 3

8' 6" x 7' 8" (2.59m x 2.34m) PVC double-glazed window, radiator

## OUTSIDE

Easy to maintain garden area to the front with brick wall and wrought iron gate. Off road parking to the side and spacious 'L' shaped garden to the side and rear with two patio areas, lawn, water tap, brick built store and WC



## 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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