



PROCTORS
ESTATE AGENTS

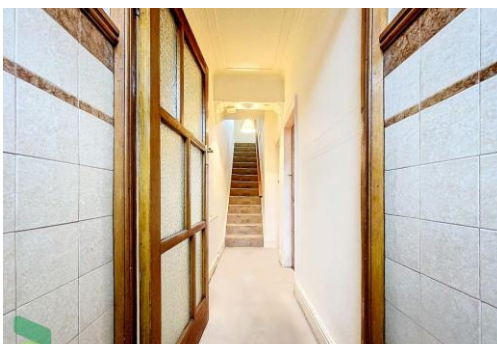
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8 Beech Avenue, Darwen

Offers In The Region Of £100,000, Chain free!

A pleasantly situated brick built mid terraced, garden fronted house providing substantial living accommodation, quietly located on a cul de sac, the property provides, entrance vestibule, hall, sitting room, living room/dining room, separate kitchen, first floor, two double bedrooms (the main bedroom is large enough to split into two) and a three-piece bathroom with large skylight allowing lots of natural daylight. Gas central heating and PVC double-glazed windows are installed throughout. Externally there is a yard to the rear with two brick-built stores and a WC. Viewing is recommended at this realistic asking price.



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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 right-hand side.

TENURE

We are advised by the vendor that the property is Freehold with an annual charge of £2.10. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, meter cupboard, part tiled walls, original coving to ceiling, picture rail, glazed interior door through to;

HALLWAY

Original coving to ceiling, radiator, carpeted staircase to first floor

SITTING ROOM

12' 1" x 11' 5" (3.68m x 3.48m) Measurements into recess. PVC double-glazed window, fireplace with electric fire, radiator, original coving to ceiling, picture rail

LIVING ROOM

14' 8" x 12' (4.47m x 3.66m) Measurements into recess. PVC double-glazed window, radiator, fireplace, original built in drawer unit with shelving above, under stairs storage cupboard, open through to;

FITTED KITCHEN

8' 9" x 7' 8" (2.67m x 2.34m) Fitted wall and floor units including drawers, under unit lighting, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door to rear yard

FIRST FLOOR

Landing, PVC double-glazed window, spindled balustrade, built in cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
Annual charge of £2.10
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 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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BEDROOM 1

14' 1" x 12' 2" (4.29m x 3.71m) Measurements up to floor to ceiling fitted cupboards, PVC double-glazed window, radiator



BRIGHT BATHROOM

Panelled bath with shower attachment and mixer tap, pedestal wash hand basin, low level WC, radiator, tiled splash-backs, large skylight



BEDROOM 2

10' 2" x 9' 7" (3.1m x 2.92m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard with shelving



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OUTSIDE

There is an enclosed garden area to the front (many properties on the street have converted this to off road parking), to the rear there are steps down from the kitchen to an enclosed rear yard, it is paved and has two brick built stores (ideal as a workshop) and a 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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