



PROCTORS

ESTATE AGENTS

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94 Lynwood Avenue, Darwen

£120,000 Chain Free!

A stone faced; garden fronted mid terrace house situated in this much sought after residential area close to all amenities at Lynwood along with easy access to M65 junction 4. Accommodation briefly comprises; entrance vestibule, hall, sitting room, living room, separate fitted kitchen, first floor, two double bedrooms and a bright three-piece bathroom with shower. PVC double-glazed windows are installed along with gas central heating.

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn left into Lynwood Avenue (across from 'Akzo Nobel/Crown) and the property is on the right-hand side.



94 Lynwood Avenue, Darwen

TENURE

We are advised by the vendor that the property is Leasehold (a nominal ground rent). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Original coving to ceiling, feature wall panelling to picture rail height, meter cupboard, glazed door through to;

ENTRANCE HALL

Laminate flooring, original coving to ceiling, radiator

SITTING ROOM

11' 2" x 10' 0" (3.4m x 3.05m) Measurements into chimney breast. PVC double-glazed window, stone hearth, original coving to ceiling, radiator

LIVING ROOM

14' 0" x 13' 8" (4.27m x 4.17m) Measurements into chimney breast. Feature fireplace, laminate flooring, radiator, single glazed window, PVC double-glazed window (needs replacing), under stairs storage cupboard with light and built in storage

SEPARATE KITCHEN

9' 6" x 7' 8" (2.9m x 2.34m) Fitted 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 extractor hood, plumbed for automatic washing machine, tiled splash-backs, tiled floor, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

13' 9" x 11' (4.19m x 3.35m) Measurements into recess. PVC double-glazed window, radiator, built in storage cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Nominal amount
Band A
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 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 2

14' 2" x 8' 4" (4.32m x 2.54m) PVC double-glazed window, radiator, panelled walls to dado height

BRIGHT BATHROOM

Panelled bath with shower, shower attachment and screen over, vanity wash hand basin, low level WC, radiator, large skylight, part tiled walls



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OUTSIDE

Small garden area to the front and generous size enclosed 'L' shaped yard to the rear with brick built store



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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