



# PROCTORS

ESTATE AGENTS

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**72 Lynwood Avenue, Darwen**

**Offers Over £85,000 Chain Free!**

A traditional 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. The property has accommodation arranged on two floors and includes two double bedrooms, three-piece shower room, sitting room, living room, dining area, extended fitted kitchen and rear outhouse/workshop. Benefits from PVC double-glazed windows, gas central heating and a damp proof course installed 2004 (guarantee available). In our opinion the property has been lovingly maintained however it is a little dated, this is reflected in the realistic asking price. Viewing is recommended.





## 72 Lynwood Avenue, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn left into Lynwood 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

PVC front door with double-glazed unit, meter cupboard, original coving to ceiling, glazed door through to;

#### HALLWAY

Original coving to ceiling, radiator, staircase to first floor

#### SITTING ROOM

12' 8" x 12' 8" (3.86m x 3.86m) Measurements into recess. PVC double-glazed window, radiator, electric fire, under stairs storage cupboard, glazed door through to;

#### LIVING ROOM

12' 2" x 9' 2" (3.71m x 2.79m) PVC double-glazed window, radiator, original coving to ceiling, electric fire, open through to;

#### DINING AREA

11' 7" x 7' 8" (3.53m x 2.34m) PVC double-glazed window, radiator, sliding door through to;

#### FITTED KITCHEN

11' 7" x 7' 8" (3.53m x 2.34m) Fitted wall and floor units, single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in oven, wall mounted gas fired central heating boiler unit, tiled walls, PVC double-glazed window, PVC exterior door through to;

#### OUTHOUSE/REAR VESTIBULE

8' 7" x 5' 2" (2.62m x 1.57m) Light, PVC exterior door (to yard)



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
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.

## 72 Lynwood Avenue, Darwen

### FIRST FLOOR

Landing, loft access via drop-down ladder (in the loft there is a light switch on the left)

### BEDROOM 1

12' 4" x 12' 3" (3.76m x 3.73m) PVC double-glazed window, radiator, floor to ceiling fitted wardrobes, matching bedside units, headboard and dressing table, laminate flooring



### SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, PVC double-glazed window



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**BEDROOM 2**

12' 7" x 7' 9" (3.84m x 2.36m) PVC double-glazed window, radiator

**OUTSIDE**

Small garden area to the front with natural stone wall and wrought iron gate. To the rear there is an enclosed yard

**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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