



PROCTORS

ESTATE AGENTS

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92 Lynwood Avenue, Darwen

Offers Over £130,000 Chain Free!

This impressive garden fronted mid terrace house is situated at the higher end of the Avenue in this well established residential area, close to all amenities on A666 Blackburn Road. The property has been tastefully improved and in our opinion provides stylish accommodation along with many original features. The spacious accommodation is arranged over two floors and briefly comprises: vestibule, entrance hall with staircase to first floor, sitting room, living room/dining room and a fully fitted kitchen with high-shine units and built in appliances. The first floor has two double bedrooms and a bright newly fitted three-piece family bathroom with shower. The property also has the benefit of PVC double-glazed windows, gas central heating, new neutral décor and complimenting flooring. Externally there is a small garden area to the front and a 'suntrap' paved yard to the rear. Situated with easy access to M65 junction 4, primary and secondary schools. Viewing is strongly recommended.



92 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 Leasehold, approximately £1.50 p.a. assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Tiled floor, original coving to ceiling, half glazed door through to;

HALLWAY

Radiator, original coving to ceiling, staircase to first floor

SITTING ROOM

11' 2" x 9' 9" (3.4m x 2.97m) PVC double-glazed window, radiator, brick inset, stone hearth

LIVING ROOM/DINING ROOM

14' 1" x 13' 9" (4.29m x 4.19m) PVC double-glazed window, radiator, picture rail, under stairs storage,

FITTED KITCHEN

10' 2" x 7' 8" (3.1m x 2.34m) 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, extractor hood, tiled splash-backs, concealed gas fired central heating boiler unit (serviced annually) PVC double-glazed window, half glazed exterior door (to rear yard)

FIRST FLOOR

Landing

BEDROOM 1

13' 9" x 11' 8" (4.19m x 3.56m) Measurements into recess. PVC double-glazed window, radiator, picture rail

NEW BATHROOM

Panelled bath with shower, shower attachment, mixer tap and screen over, vanity wash hand basin with storage below, part tiled walls, low level WC, heated towel rail, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.50 p.a.
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.

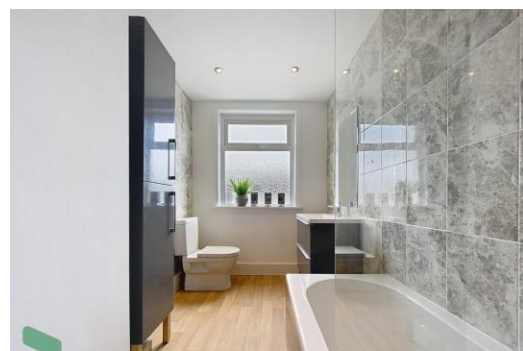
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BEDROOM 2

17' 4" x 7' 4" (5.28m x 2.24m) 17'4 with 14'2 minimum. PVC double-glazed window, radiator

OUTSIDE

Small paved front garden and enclosed generous size paved 'suntrap' yard to the rear



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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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