



# PROCTORS

ESTATE AGENTS

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## 3 Avondale Road, Darwen

**Offers over £145,000**

A beautifully preserved traditional, stone-faced mid terraced house that blends historic character with modern comfort. There are two double bedrooms, a stylish three-piece 'Jubilee' shower room, ground floor entrance vestibule, hallway, sitting room with coal fire in cast iron fireplace, living room/dining room with original built in storage and a multi fuel burning stove, and fully fitted kitchen with integrated appliances. Benefits from gas central heating and PVC double-glazed windows. Viewing is essential to fully appreciate the many traditional features throughout the property. Externally there is an enclosed yard to the rear. All amenities are close by on Blackburn road A666 along with easy access to M65 junction 4.





### 3 Avondale Road, Darwen

#### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road and the property is on the right hand side.

#### TENURE

We are advised by the vendor that the property is Leasehold approximately £3 p.a, assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

#### ACCOMMODATION

##### ENTRANCE VESTIBULE

Original coving to ceiling, meter cupboard, glazed door through to;

##### HALLWAY

Radiator

##### SITTING ROOM

13' 4" x 10' 1" (4.06m x 3.07m) Measurements into recess. PVC double-glazed window, radiator, cast iron fireplace, coal fire, original coving to ceiling

##### LIVING ROOM/DINING ROOM

13' 9" x 13' 7" (4.19m x 4.14m) Measurements into recess. Feature fireplace with brick inset, stone mantle, multi fuel burning stove, original coving to ceiling, picture rail, under stairs storage area, original built in storage, PVC double-glazed double doors (to rear yard)

##### FITTED KITCHEN

8' 9" x 6' 9" (2.67m x 2.06m) Fitted wall and floor units including stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in double oven, extractor, plumbed for automatic washing machine, PVC double-glazed window, PVC exterior door

##### FIRST FLOOR

Landing, built in cupboards

##### BEDROOM 1

13' 9" x 11' 7" (4.19m x 3.53m) Measurements into recess. PVC double-glazed window, radiator, cast iron fireplace, coal fire, feature coving, original built in cupboards, treated and exposed floorboards



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
approximately £3 p.a  
Band A  
Blackburn with Darwen Borough Council  
E

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.

## 3 Avondale Road, Darwen

### 'JUBILEE' SHOWER ROOM

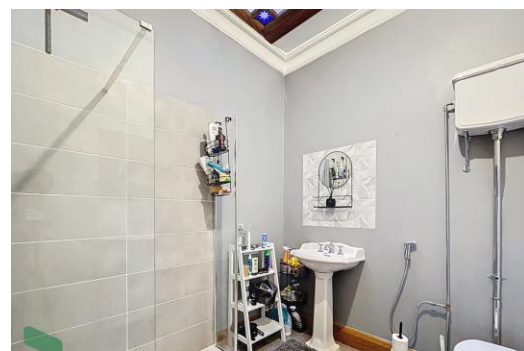
Large walk in shower, pedestal wash hand basin, high level WC, radiator, skylight

### BEDROOM 2

14' x 11' 3" (4.27m x 3.43m) PVC double-glazed window, radiator, original built storage (houses gas fired central heating boiler unit), coving and ornate ceiling rose

### OUTSIDE

Small garden area to the front, paved, enclosed yard to rear with new yard gate



### 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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