



PROCTORS

ESTATE AGENTS

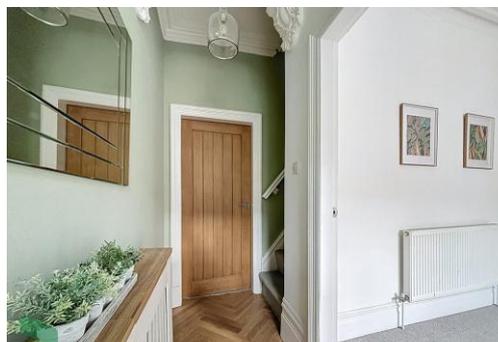
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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5 Avondale Road, Darwen

Offers over £155,000, Chain free!

We strongly recommend internal inspection to fully appreciate this immaculate deceptively spacious garden fronted mid terraced house, situated in this much sought after residential area close to Sunnyhurst along with easy access to all amenities on A666 Blackburn Road and M65 J.4. The house has undergone an extensive improvement programme and in our opinion provides superb 'ready to move into accommodation'. It is arranged over two floors and briefly comprises, entrance vestibule, hallway, elegant sitting room, a stunning open plan living/dining room with exterior patio doors and newly fitted kitchen with white high-gloss units and a range of appliances. The first floor provides two generous size double bedrooms and an attractive four-piece 'jubilee' family bathroom. Benefits from gas central heating, PVC double-glazed windows, oak interior doors, new décor and complimenting flooring throughout. Outside there is an enclosed 'L' shaped yard to the rear. Viewing is essential!



5 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 left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease at approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Tiled floor, meter cupboard, original coving to ceiling

HALLWAY

Wood effect flooring, radiator, original coving to ceiling

SITTING ROOM

13' 61" x 10' 15" (5.51m x 3.43m) Measurements into recess. Original coving to ceiling, stone hearth.

OPEN PLAN LIVING/DINING ROOM AND KITCHEN

LIVING/DINING ROOM

13' 88" x 13' 68" (6.2m x 5.69m) Stone hearth with brick inset, radiator, original coving to ceiling, under stairs storage cupboard with shelving, PVC double-glazed double doors (to rear yard). open plan through to;

NEWLY FITTED KITCHEN

9' 6" x 7' 15" (2.9m x 2.51m) Fitted white high-gloss wall and floor units including stainless steel single drainer sink unit with mixer tap, electric hob, stainless steel splash-back, built in under oven, stainless steel and glass extractor hood, integrated fridge-freezer, plumbed for automatic washing machine, space for tumble dryer, tiled splash-backs, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

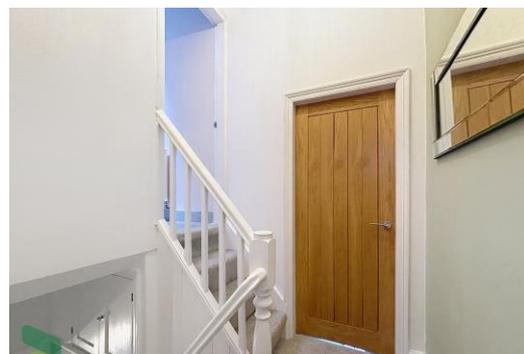
Freehold
£2
Band A
Blackburn with Darwen Borough Council
TBC

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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FIRST FLOOR

Built in storage/plumbing access to bathroom. Landing, loft hatch



BEDROOM 1

13' 83" x 11' 62" (6.07m x 4.93m) Measurements into recess. PVC double-glazed window, radiator



'JUBILEE' FOUR-PIECE BATHROOM

Panelled bath with mixer tap, glazed and tiled shower enclosure, combination vanity unit with drawers below and low level WC, wall mounted mirror, radiator, tiled floor, skylight



BEDROOM 2

13' 78" x 11' 27" (5.94m x 4.04m) Measurements into recess. PVC double-glazed window, radiator

OUTSIDE

Small garden area to the front and enclosed 'L' shaped yard to 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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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