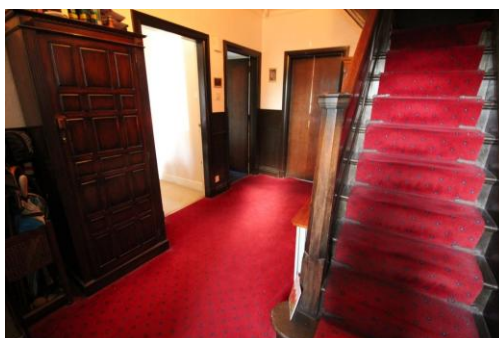




Inglewood, Oldfield Avenue, Darwen

Offers Over £200,000

This mature semi-detached house is situated in a much sought after residential area close to Sunnyhurst Woods. The property provides family sized accommodation with many original features. Briefly comprises; entrance porch, entrance hall, sitting room/dining room, lounge, separate fitted kitchen, rear porch/utility area, first floor, three bedrooms, bathroom with shower and a separate WC. Benefits include double-glazed windows and gas central heating. Externally there are established gardens to the front and rear, a long driveway providing off road parking for three cars and a single garage.



Oldfield Avenue, Darwen

LOCATION

From Darwen town centre continue along the A666 towards Blackburn turn left onto Oldfield Avenue (after Falcon Avenue). Continue to the top and the property is located just after the bend in the road.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £5 p.a.). Any prospective purchaser should seek clarification from their solicitor.

ENTRANCE PORCH

Recently fitted composite front door, original tiled floor, glazed door through to;

ENRANCE HALL

PVC double-glazed unit with original leaded window, radiator

DINING ROOM/SITTING ROOM

16' 5" x 12' 4" (5m x 3.76m) Measurement into curved hardwood double-glazed window and recess. feature fireplace, marble inset and hearth, radiator, original coving to ceiling

LOUNGE

14' 1" x 11' 4" (4.29m x 3.45m) Radiator, single-glazed leaded window, PVC 'French' door with double-glazed unit (to rear garden), tiled fireplace, gas fire, two radiators

FITTED KITCHEN

10' x 9' (3.05m x 2.74m) Fitted wall and floor units including drawers, single drainer sink unit, four ring gas hob, built in under oven, integrated fridge, tiled splash-backs, PVC double-glazed window

REAR PORCH/UTILITY AREA

PVC double-glazed window, plumbed for automatic washing machine, PVC door with double-glazed unit (to rear garden)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Approx £5.00 per annum
Band E
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 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.

Oldfield Avenue, Darwen

FIRST FLOOR

Landing, built in cupboard (radiator and gas fired central heating boiler unit)

BEDROOM 1

17' 3" x 12' 5" (5.26m x 3.78m) Maximum measurements. Fitted wardrobes (five doors), drawers, bedside units and cupboards over the bed area

BEDROOM 2

13' 5" x 11' 4" (4.09m x 3.45m) PVC double-glazed window, radiator, original coving to ceiling

BEDROOM 3

9' x 7' 4" (2.74m x 2.24m) PVC double-glazed window, radiator

BATHROOM

Cast iron panelled bath with shower over, pedestal wash hand basin, radiator, PVC double-glazed window, part tiled elevations

SEPARATE WC

Low level WC, PVC double-glazed window

OUTSIDE

Established gardens to the front and rear along with a three car driveway to;

GARAGE

Up and over door (the garage is in need of attention)



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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

