



## 34 Laurel Avenue, Darwen

**£55,000 Chain Free!**

A deceptively spacious garden fronted mid terrace house briefly comprises: vestibule, entrance hall, two reception rooms, a separate fitted kitchen, first floor two bedrooms and a separate three-piece bathroom with shower. Both gas central heating and PVC double glazed windows are installed throughout. Externally there is an enclosed yard to the rear. In our opinion it would be ideal as a rental investment or a first time buyer.



# 34 Laurel Avenue, Darwen

## LOCATION

From Darwen town centre leave on Railway road continue into Atlas Road, at the junction turn left into Olive Lane, right into Higher Perry Street, right onto laurel Avenue and the property is on the right-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

### HALLWAY

Radiator, original coving to ceiling

### SITTING ROOM

12' 2" x 11' 5" (3.71m x 3.48m) Measurements into recess. PVC double-glazed window, radiator

### LIVING ROOM / DINING ROOM

14' 6" x 12' 1" (4.42m x 3.68m) Measurements into recess. PVC double-glazed window, radiator

### SPARATE FITTED KITCHEN

9' 5" x 8' (2.87m x 2.44m) White high gloss wall and floor units including drawers, stainless steel four ring gas hob, built in under oven, stainless steel single drainer sink unit with mixer tap, PVC double-glazed window, radiator, under stairs storage area

## FIRST FLOOR

Landing, PVC double-glazed window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
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 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 1

15' 3" x 12' 2" (4.65m x 3.71m) PVC double-glazed window, radiator

### BEDROOM 2

9' 8" x 9' 7" (2.95m x 2.92m) PVC double-glazed window, radiator, gas fired central heating boiler unit

### BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled elevations

### OUTSIDE

Small garden area to the front, enclosed yard to the rear

### 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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