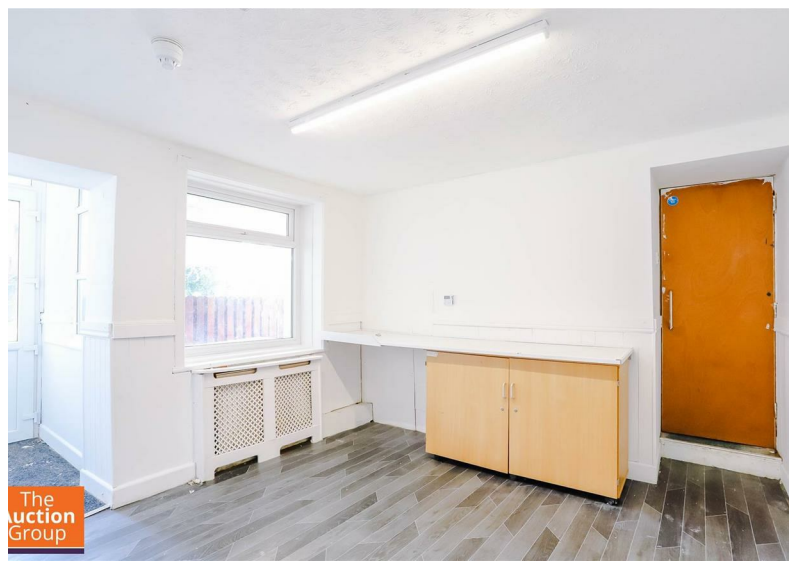
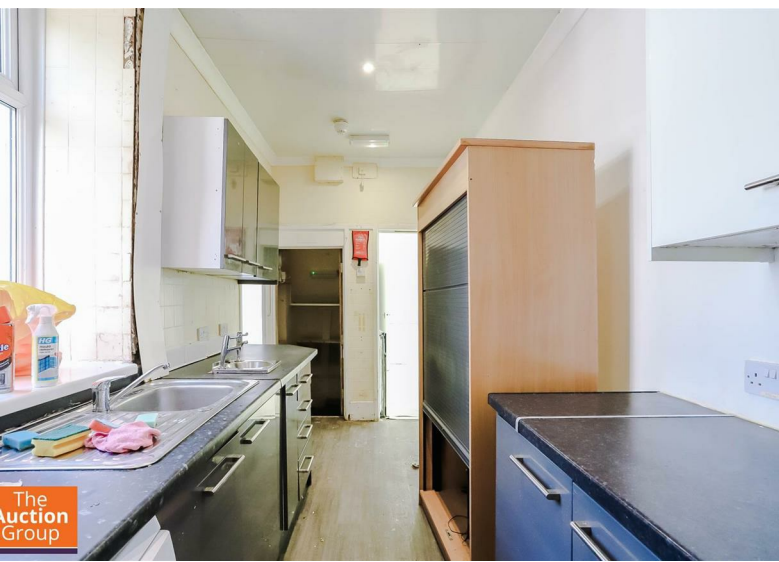




Lynwood Avenue, Darwen, BB3 0HZ

Auction Guide £180,000



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Ground Floor

Vestibule

3'7 x 3' (1.09m x 0.91m)

UPVC double glazed frosted entrance door, smoke alarm and door to hall.

Hall

7'4 x 3' (2.24m x 0.91m)

Central heating radiator, storage and doors to two reception rooms.

Reception Room One

12'4 x 11'10 (3.76m x 3.61m)

UPVC double glazed bay window, central heating radiator and door to conservatory.

Reception Room Two

16' x 11'11 (4.88m x 3.63m)

UPVC double glazed bay window, central heating radiator, smoke alarm and doors to kitchen and inner hall.

Kitchen

15'5 x 6'7 (4.70m x 2.01m)

UPVC double glazed window, central heating radiator, coving, spotlights, smoke alarm, gloss wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, inset sink with traditional taps, space for freestanding cooker, extractor hood, plumbing for dishwasher, space for fridge freezer, storage cupboard, PVC clad ceiling, tiled elevation, wood effect lino flooring and door to rear hall.

Inner Hall

Stairs to first floor and door to utility room.

Utility Room

14' 2 x 10'11 (4.27m 0.61m x 3.33m)

UPVC double glazed window, central heating radiator, base units, smoke alarm, lino flooring and doors to WC and rear hall.

WC

8'7 x 7' (2.62m x 2.13m)

UPVC double glazed window, loft access, two high flush WC's, double vanity top wash basins with mixer taps, extractor fan and lino flooring.

Rear Hall

6'2 x 4' (1.88m x 1.22m)

UPVC double glazed window and UPVC double glazed door to rear.

Conservatory

15'2 x 9'8 (4.62m x 2.95m)

UPVC double glazed windows, air conditioning, and UPVC double glazed door to rear.

External Conservatory

20'6 x 12'9 (6.25m x 3.89m)

UPVC double glazed windows, wood effect lino flooring, door to utility room two, UPVC double glazed door to rear and UPVC double glazed French doors.

Utility Room Two

12'3 x 11'5 (3.73m x 3.48m)

Central heating radiator, smoke alarm, space for fridge freezer and door to WC.

WC

5'11 x 4'3 (1.80m x 1.30m)

Dual flush WC, wall mounted wash basin with mixer tap and lino flooring.

First Floor

Landing

13' x 6'5 (3.96m x 1.96m)

UPVC double glazed window, central heating radiator, smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

15'10 x 12'1 (4.83m x 3.68m)

Two UPVC double glazed windows, four central heating radiators, smoke alarm and coving.

Bedroom Two

19'6 x 12'3 (5.94m x 3.73m)

UPVC double glazed window, two central heating radiators and smoke alarm

Bedroom Three

11'3 x 6'4 (3.43m x 1.93m)

UPVC double glazed window, central heating radiator and door to store.

Store

11'3 x 4'3 (3.43m x 1.30m)

Central heating radiator, loft access, smoke alarm and wood effect laminate flooring.

Bathroom

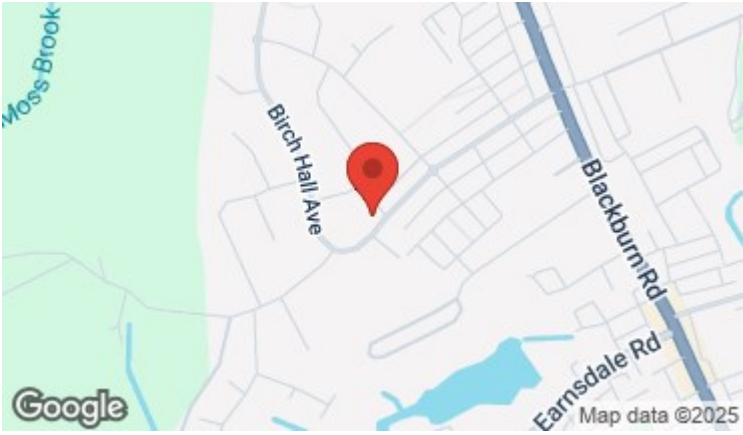
11'4 x 6'3 (3.45m x 1.91m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, wall mounted wash basin with mixer tap, freestanding bath with mixer tap and rinse head, storage, PVC clad elevation and wood effect lino flooring.

External

Paving, bedding areas, stone chips, artificial lawn and driveway for off road parking.

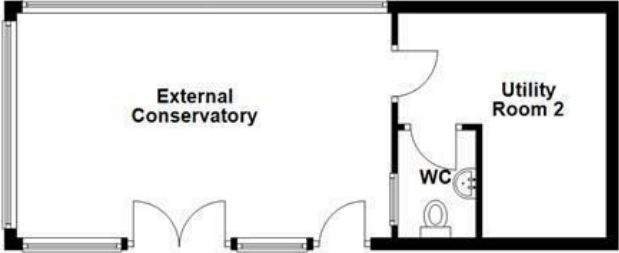




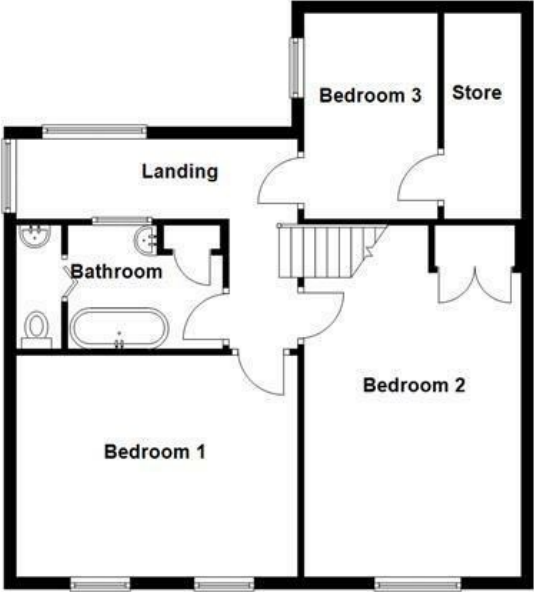
Ground Floor



External



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.