



# PROCTORS

ESTATE AGENTS

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## 51 Lynwood Avenue, Darwen

**Reduced to £117,000**

A well presented garden fronted with pleasant outlooks to the front, stone-faced mid-terrace in this convenient location close to all amenities at Lynwood/Blackburn Road A666. The property provides spacious family sized living accommodation with the benefit of two good size bedrooms, a four-piece bathroom with large storage cupboard, two reception rooms and a fitted kitchen. Gas central heating, PVC double glazed windows and 'positive intake ventilation system (in the loft space, the loft is huge and could be converted with relevant planning) are installed throughout. To the rear there is an enclosed yard that is not overlooked. Viewing is recommended at this realistic asking price.

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn



## 51 Lynwood Avenue, Darwen

left into Lynwood Avenue (across from 'Akzo Nobel/Crown) and the property is on the right-hand side.

### TENURE

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

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Composite front door with double-glazed unit, original coving to ceiling, door through to;

#### LIVING ROOM

15' 3" x 12' 3" (4.65m x 3.73m) Measurements into recess. PVC double-glazed window, feature stone mantel and stone inset, radiator, fitted shelving, treated and exposed floorboards, under stairs area

#### SITTING ROOM/DINING ROOM

15' 3" x 13' 4" (4.65m x 4.06m) Feature fireplace, treated and exposed floorboards, wall lights, composite exterior door with double-glazed unit (to rear yard)

#### FITTED KITCHEN

9' 1" x 7' 9" (2.77m x 2.36m) Fitted base units including drawers, stainless steel single drainer sink unit with mixer tap, gas cooker, stainless steel splash-back, stainless steel extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, two PVC double-glazed windows, plumbed for dishwasher

#### FIRST FLOOR

Landing, loft hatch (the loft has been fitted with 'positive intake ventilation system')

#### BEDROOM 1

15' 2" x 12' 4" (4.62m x 3.76m) PVC double-glazed window, radiator, built in cupboard

#### BEDROOM 2

10' 3" x 7' 8" (3.12m x 2.34m) PVC double-glazed window, radiator

#### BATHROOM

10' 3" x 6' 8" (3.12m x 2.03m) Glazed and tiled corner shower enclosure, corner Panelled bath, pedestal wash hand basin, low level WC, radiator, large built in storage cupboard



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1.50 p.a.  
Band A  
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 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.

## 51 Lynwood Avenue, Darwen

### OUTSIDE

Small garden area to the front and enclosed 'L' shaped paved 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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