



# PROCTORS

ESTATE AGENTS

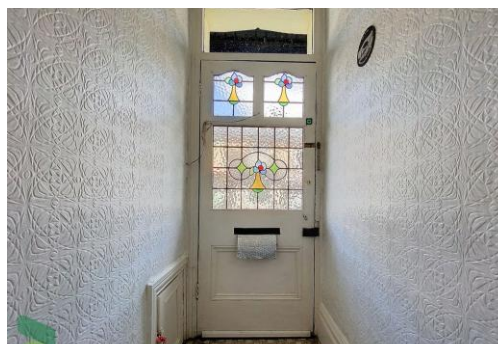
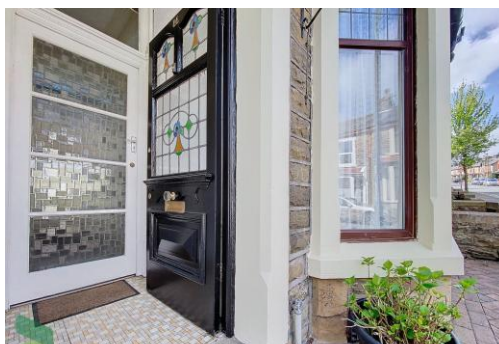
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 86 Avondale Road, Darwen

**Offers over £110,000, Chain free!**

A deceptively spacious garden fronted, bay windowed, mid terrace house situated in this much sought after residential area, close to Sunnyhurst woods and all amenities on Blackburn Road along with easy access to M65 junction 4. The accommodation briefly comprises: entrance vestibule, hallway, sitting room with bay window, living room/dining room, separate fitted kitchen, first floor, two double bedrooms and a three-piece 'Jubilee' bathroom with shower. Benefits from PVC double-glazed windows. In our opinion the property has been well maintained however it is a little dated, this is reflected in the realistic asking price.



## 86 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 close to Avondale Primary School.

### TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

We have been advised by the vendor that the property is Freehold. Any prospective buyer should seek clarification from their solicitor.

### VESTIBULE

Original coving to ceiling, original front door with stained glass panelling through to;

### HALLWAY

Original coving to ceiling

### SITTING ROOM

14' 8" x 10' 2" (4.47m x 3.1m) Measurements into recess. PVC double-glazed bay window, feature fireplace, gas fire

### LIVING ROOM/DINING ROOM

14' 8" x 14' (4.47m x 4.27m) Measurements into recess. Original coving to ceiling, gas fire, under stairs storage cupboard, PVC double-glazed door

### SEPARATE FITTED KITCHEN

10' x 7' 2" (3.05m x 2.18m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, five ring gas hob, built in oven, plumbed for automatic washing machine, plumbed for dishwasher, tiled splash-backs, PVC double-glazed window



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band A  
Blackburn with Darwen Borough Council  
E

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.

## 86 Avondale Road, Darwen

### FIRST FLOOR

Landing

### BEDROOM 1

14' 4" x 11' 8" (4.37m x 3.56m) Measurements into recess. PVC double-glazed window, built in cupboard

### 'JUBILEE' BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, sky-light, part tiled elevations

### BEDROOM 2

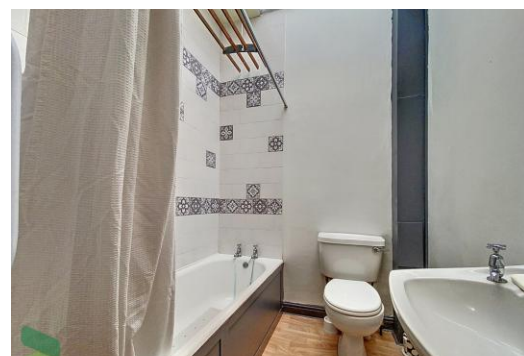
14' 4" x 11' 7" (4.37m x 3.53m) PVC double-glazed window, built in cupboard

### OUTSIDE

Small garden area to the front and 'L' shaped yard to the rear including brick built store.

### 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](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

## 86 Avondale Road, Darwen



Proctors Darwen

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

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

