



# PROCTORS

ESTATE AGENTS

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## 104 Avondale Road, Darwen

**Offers Over £175,000 Chain Free!**

In our opinion this garden fronted, bay windowed mid terraced house offers stylish family sized accommodation throughout. It is situated in a sought after residential area, close to Sunnyhurst Woods, primary schools and all amenities on A666 Blackburn Road. Briefly comprises; entrance vestibule with the original front door, hallway with feature wall panelling, sitting room with bay window, living/dining rm open through to a newly fitted kitchen with breakfast bar, modern units and integrated appliances, the first floor has a stylish bathroom with shower and three bedrooms. Benefits from gas central heating including new boiler, PVC double-glazed windows, enhanced original features, new décor and complimenting flooring throughout. Externally there is a small garden area to the front and an enclosed yard to the rear with two brick-built stores. Viewing is strongly recommended.



# 104 Avondale Road, Darwen

## TENURE

To be advised

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road and the property is at the far end on the left hand side.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Original front door, original coving to ceiling, mosaic tiled floor, half glazed door through to;

### HALLWAY

Radiator, carpeted staircase to first floor, feature wall panelling, original coving to ceiling

### SITTING ROOM

Measurements into recess and into PVC double-glazed bay window, wood mantle, brick inset, radiator, original coving to ceiling

### LIVING ROOM/DINING ROOM

15' 9" x 15' 5" (4.8m x 4.7m) Measurements into recess. PVC double-glazed window, wood mantle, brick inset, radiator, under stairs storage cupboard with light, open through to;

### FITTED KITCHEN

10' x 7' 5" (3.05m x 2.26m) Fitted modern wall and floor units including drawers, breakfast bar, single drainer sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, concealed gas fired central heating boiler unit, vertical radiator, spotlighting, PVC double-glazed window, PVC exterior door to rear yard (the kitchen roof is new)

### FIRST FLOOR

Landing, spotlighting, loft hatch

### BEDROOM 1

15' 5" x 11' 8" (4.7m x 3.56m) Measurements into recess. PVC double-glazed window, radiator, feature wall panelling, cast iron fireplace, central ceiling pendant with matching bedside lights



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band B  
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.



**BEDROOM 2**

10' 5" x 7' 7" (3.18m x 2.31m) PVC double-glazed window, radiator

**BEDROOM 3**

10' 5" x 7' 4" (3.18m x 2.24m) PVC double-glazed window, radiator



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### BATHROOM

Panelled bath with mixer tap, shower, shower attachment and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, extractor fan, spotlighting, mainly tiled walls



### OUTSIDE

Small garden area to the front, enclosed yard to the rear with two brick built stores



### 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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