

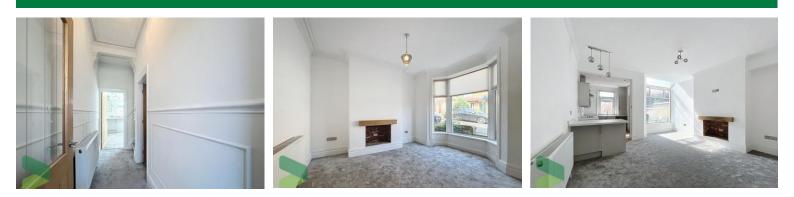
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PXTel.01254 705521Email.darwen@proctorsestateagents.co.ukWeb.proctorsestateagents.co.uk



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

Tenure

Ground Rent

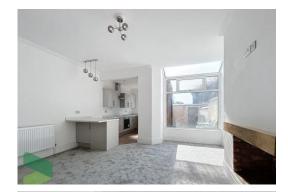
EPC Rating

Council Tax Band

Local Authority

BEDROOM 1

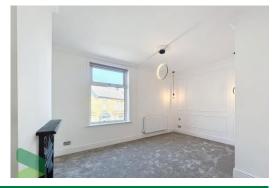
15' 5" x 11' 8" (4.7m x 3.56m) Measurements into recess. PVC double-glazed window, radiator, feature wall panelling, cast iron fireplace, central celling pendant with matching bedside lights













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 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.

104 Avondale Road, Darwen











BEDROOM 3 10' 5" x 7' 4" (3.18m x 2.24m) PVC double-glazed window, radiator

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



BEDROOM 2

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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









PLEASE NOTE

OUTSIDE

built stores

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.

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



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