



**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)



**104 Avondale Road, Darwen**

**Offers Over £175,000**

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.

