



# 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)



## 22 Westland Avenue, Darwen

£220,000

A mature semi-detached bay windowed house, situated on a tree-lined avenue in this highly sought after residential locality of Bold Venture with impressive open aspects over the surrounding area from the main bedroom. Briefly comprises: entrance hall, spacious sitting room with large bay window, dining room/living room with square bay window, a separate fitted kitchen, rear vestibule/utility, first floor three bedrooms (two have square bay windows and one has fitted furniture) and a four-piece family bathroom. Generous size attic could provide further living accommodation with relevant permissions. Benefits from gas central heating and PVC double-glazed windows. Externally there is ample parking and an enclosed rear garden. Local amenities are all nearby within the area and the town centre is approximately half a mile. In our opinion the property is a little dated, however, this is reflected in the realistic asking price.

