



PROCTORS

ESTATE AGENTS

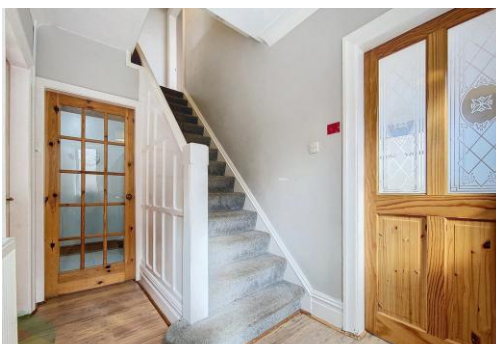
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



22 Westland Avenue, Bold Venture, Darwen

£220,000 Chain Free!

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.



22 Westland Avenue, Bold Venture Darwen

LOCATION

From Darwen town centre leave on Borough Road, continue to the park gates and take the sharp right turn into Manor Road. Follow the road around the park side, turn right onto Westland Avenue and the property is on the left-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE HALL

PVC front door, two PVC double-glazed windows, radiator, laminate flooring, staircase to first floor

SITTING ROOM

16' 5" x 12' 6" (5m x 3.81m) Measurements into recess and into PVC double-glazed square bay window, feature fireplace with marble inset and hearth, radiator, laminate flooring, coving to ceiling

DINING ROOM/LIVING ROOM

13' 6" x 10' 1" (4.11m x 3.07m) Measurements into PVC double-glazed square bay window, radiator, laminate flooring

SEPARATE FITTED KITCHEN

17' 5" x 5' 8" (5.31m x 1.73m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas point for cooker, extractor, tiled splash-backs, radiator, panelled ceiling, PVC exterior door through to;

REAR VESTIBULE

Single-glazed window, plumbed for automatic washing machine, plumbed for dishwasher, door to rear garden



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band C
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.

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FIRST FLOOR

Landing, loft access via drop-down ladder (mostly boarded, radiator and light)

BEDROOM 1

14' 6" x 12' 7" (4.42m x 3.84m) Measurements into recess, up to wall to wall fitted wardrobes and into PVC double-glazed square bay window (impressive view), fitted dressing table, radiator, coving to ceiling

FAMILY BATHROOM

Panelled bath, tiled and glazed shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, tiled elevations, PVC double-glazed window

BEDROOM 2

10' 6" x 10' (3.2m x 3.05m) Measurements into PVC double-glazed square bay window, radiator

BEDROOM 3

9' 3" x 9' 3" (2.82m x 2.82m) PVC double-glazed window, radiator, laminate flooring



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OUTSIDE

The front garden has been paved for additional parking along with the driveway. To the rear there is an enclosed garden with paved patio, decked patio and hot and cold water tap



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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