



# 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)



**20 Hillside Avenue, Darwen**

**£120,000 Chain free**

A well presented garden fronted mid terraced house, situated in this much sought after residential locality close to Bold Venture Park with pleasant open outlooks to the front. In our opinion the property provides very spacious accommodation throughout and briefly comprises; entrance vestibule, hallway, sitting room open through to living/dining room open through to a fitted dining kitchen that has patio door and double-glazed roof windows allowing lots of natural daylight, the first floor has a family bathroom with shower and two good size bedrooms. Benefits from PVC double glazed windows where stated and gas central heating (the boiler was approximately 4 years old). All amenities are close by including the town centre, Bolton and motorway access. Externally there is a yard to the rear with a useful store.

## LOCATION





## 20 Hillside Avenue, Darwen

From Darwen town centre leave on Bolton Road, just after the India Mill turn right into Radford Street, left onto Melville Street and Hillside Avenue is on the left hand side, the property is at the top end of the row.

### TENURE

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

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Original coving to ceiling, mosaic tile floor, glazed door through to;

#### HALLWAY

Original coving to ceiling

#### SITTING ROOM

10' 10" x 9' 8" (3.3m x 2.95m) PVC double-glazed window (pleasant outlooks), radiator, picture rail, under stairs storage cupboard, open plan through to;

#### LIVING ROOM

13' 9" x 13' 3" (4.19m x 4.04m) Spotlighting, radiator.

#### FITTED DINING KITCHEN

13' 2" x 11' 8" (4.01m x 3.56m) Fitted wall and floor units including drawers, under unit lighting, four ring hob, built in under oven, extractor hood, integrated fridge-freezer, washing machine and dishwasher, concealed gas fired central heating boiler unit (approximately 4 years old), tiled splash-backs, spotlighting, wall lights, double-glazed window, two double-glazed roof windows, patio door to rear yard

#### FIRST FLOOR

Landing, loft hatch

#### BEDROOM 1

13' 6" x 11' 2" (4.11m x 3.4m) PVC double-glazed window (pleasant outlooks), radiator, built in wardrobe

#### BEDROOM 2

16' 8" x 6' 8" (5.08m x 2.03m) Double-glazed window, workstation

#### BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, electric shaver point, double-glazed window, tiled walls and floor



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band A  
Blackburn with Darwen Borough Council  
D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

## 20 Hillside Avenue, Darwen

### OUTSIDE

Small garden area to the front and enclosed yard to the rear with a store

### 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.



Proctors Darwen

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)

