



PROCTORS

ESTATE AGENTS

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



84 Prospect Avenue, Darwen

Offers Over £195,000

Viewing is essential to appreciate the stylish accommodation this three bedroom garden fronted mid terrace house has to offer. It is situated in this highly sought-after residential area close to Sunnyhurst Woods at the higher end of Avondale. The spacious family sized accommodation briefly comprises: three bedrooms, stylish three-piece bathroom with shower, ground floor, entrance vestibule, hallway, sitting room with new bay window and new wood burning stove, living room/dining room with feature fireplace and PVC exterior doors and a separate fitted kitchen with modern units and a range of built in appliances. Gas central heating (boiler new December 2023) and PVC double-glazed windows (the front windows are new) are all installed and most of the interior has been re-plastered to give a quality décor finish. Externally there is an attractive, privately enclosed yard to the rear and additional rented garden plot beyond. Local amenities close by.



84 Prospect Avenue, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane, turn left into Owlet Hall Road, continue ahead into Prospect Avenue and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (999 year lease £1.50 p.a.). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

New composite front door, meter cupboard, picture rail, original coving to ceiling, half glazed door with original stained glass through to;

HALLWAY

Original coving to ceiling, radiator, carpeted staircase to first floor

SITTING ROOM

14' 1" x 12' 1" (4.29m x 3.68m) Measurements into PVC double-glazed bay window, wooden mantle, brick inset, new wood burning stove, stone hearth, recessed shelving, built in cupboards, picture rail, original coving to ceiling

LIVING ROOM/DINING ROOM

15' 9" x 13' 5" (4.8m x 4.09m) 13'5 minimum and 16'8 into PVC double-glazed double doors (to rear yard), wall lights, feature fireplace with living flame gas fire, picture rail, original coving to ceiling, under stairs storage cupboard

SEPARATE FULLY FITTED KITCHEN

10' x 7' 7" (3.05m x 2.31m) Fitted modern wall and floor units including space- saving corner pull out shelving, marble effect worktops, inset 'Butler' style basin with mixer tap, induction hob, built in oven, built in microwave, extractor hood, integrated fridge-freezer, integrated automatic washing machine, concealed gas fired central heating boiler unit, spotlighting, electric under floor heating, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, spindled balustrade, skylight, radiator

BEDROOM 1

14' 9" x 9' 7" (4.5m x 2.92m) PVC double-glazed window, radiator



Tenure	Leasehold
Ground Rent	£2
Council Tax Band	Band B
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	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.

84 Prospect Avenue, Darwen

BEDROOM 2

10' 7" x 8' 4" (3.23m x 2.54m) PVC double-glazed window, radiator

BEDROOM 3

10' 8" x 7' 9" (3.25m x 2.36m) PVC double-glazed window, radiator, four door wardrobes including drawers

FAMILY BATHROOM

'P' shaped panelled bath with shower and screen over, vanity wash hand basin with cupboards below, low level WC, extractor, heated towel rail, part tiled walls

OUTSIDE

Small garden area to the front with natural stone wall and wrought iron gate. To the rear there is an attractive and privately enclosed yard with decking area, wood store, feature natural stone wall. In addition there is a garden allotment on rental from the council for £50 p.a.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk



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.

