



# PROCTORS

ESTATE AGENTS

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## 83 St. Albans Road, Darwen

Offers Over £150,000

A traditional stone built, garden fronted, mid terrace situated on the higher part of this popular road facing Warwick Avenue, close to local amenities, Darwen Golf Club, Sunnyhurst Woods and M65 j4. The property provides deceptively spacious accommodation briefly comprising; entrance vestibule with 'Lyncrusta' wall panelling, hallway with 'Lyncrusta' wall panelling, dining room/living room open through to a fully fitted kitchen (new 2021) with modern units and integrated appliances, first floor, two double bedrooms and a four-piece family bathroom. Gas central heating and PVC double-glazed windows are installed throughout. Viewing is essential to fully appreciate what this house has to offer!



# 83 St. Albans Road, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed towards Lynwood. Turn left into St Albans (just before Lynwood Avenue) and the property is at the far end on the right-hand side.

## TENURE

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

## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, 'Lyncrusta' wall panelling to dado height, half glazed door through to;

### HALLWAY

Lyncrusta' wall panelling to dado height, radiator, original coving to ceiling

### DINING ROOM/LIVING ROOM

14' 3" x 13' (4.34m x 3.96m) Measurements into recess. PVC double-glazed double doors to rear yard, feature fireplace, living flame gas fire, open through to;

### FULLY FITTED KITCHEN

9' 7" x 7' 6" (2.92m x 2.29m) Fitted wall and floor units including drawers, grey single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, space for fridge, plumbed for automatic washing machine, PVC double-glazed window, PVC exterior door

### SITTING ROOM

12' 5" x 10' 7" (3.78m x 3.23m) PVC double-glazed window, radiator, feature wall paneling, laminate flooring

### FIRST FLOOR

Landing, spindled balustrade

### BEDROOM 1

14' 3" x 12' 6" (4.34m x 3.81m) Measurements into recess. PVC double-glazed window (pleasant outlooks over Warwick Ave), feature wall panelling, spotlighting, radiator

### BEDROOM 2

13' 1" x 10' 6" (3.99m x 3.2m) (10'6 max 7'3 minimum) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£1.50 p.a.  
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.

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### FOUR-PIECE BATHROOM

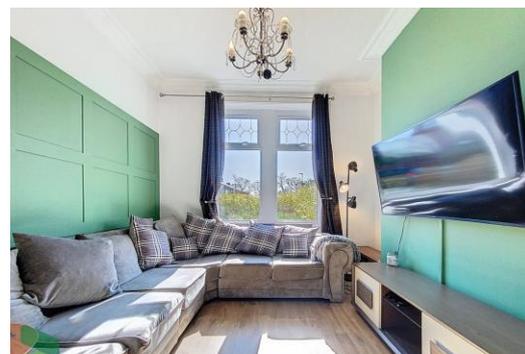
Panelled bath, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, mainly tiled walls, loft hatch, large skylight in panelled ceiling

### OUTSIDE

Small garden area to the front and enclosed 'L' shaped yard to the rear

### 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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