



PROCTORS

ESTATE AGENTS

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10 Westland Avenue, Bold Venture, Darwen

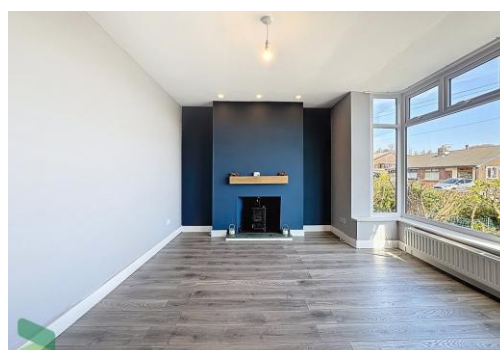
Offers over £300,000, Chain free!

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 purchaser should seek clarification from their solicitor.



10 Westland Avenue, Darwen

An opportunity to acquire a charming and beautifully presented mature semi-detached property situated in this much sought after residential area, within walking distance Bold Venture Park including moorland walking trails beyond. This impressive family home is arranged on three floors comprising of; a porch/boot room, entrance hall with feature stained glass panels, ground floor WC, lounge with large square bay window and multi fuel burning stove, a stylish fully fitted kitchen with a large central breakfast island and wide range of integrated appliances, first floor, two double bedrooms each with large square bay windows and one with fitted furniture, a fully tiled four-piece family bathroom, a fire door leads to a separate corridor with staircase to a large attic bedroom with vaulted beamed ceiling and en suite shower room (was originally converted in 1991). Benefits from PVC double-glazed windows (most have open outlooks), both the gas central heating and electrical re-wire were carried out approximately 5 years ago. Outside there are easy to maintain garden to the front and rear, the latter also offers a very useful potting shed/workshop/wood store. In addition there is a two car driveway to a detached garage. Viewing is strongly recommended!

ACCOMMODATION

PORCH/BOOT ROOM

PVC front door with double-glazed unit, PVC double-glazed windows, feature stained glass door and units through to;

ENTRANCE HALL

Radiator, laminate flooring, staircase with spindled balustrade to first floor

CLOAKROOM/WC

Low level WC, vanity wash hand basin with storage below, acrylic wall panelling, radiator, under stairs storage cupboard (houses utility meters)

LOUNGE

16' 4" x 12' 8" (4.98m x 3.86m) Measurements into recess and into PVC double-glazed square bay window, 7kw multi fuel burning stove, slate hearth, wood mantle, laminate flooring

FULLY FITTED BREAKFAST KITCHEN

14' 6" x 10' 9" (4.42m x 3.28m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, five ring gas hob, built in double oven, black and glass extractor hood, integrated dishwasher, integrated fridge-freezer, integrated automatic washing machine, tiled splash-backs, large central breakfast island, PVC double-glazed window, PVC double-glazed bi-folding doors



	Tenure	Freehold
	Ground Rent	n/a
	Council Tax Band	Band C
	Local Authority	Blackburn with Darwen Borough Council
	EPC Rating	E

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

10 Westland Avenue, Darwen

FIRST FLOOR

Landing, spindled balustrade, radiator

BEDROOM 1

16' 4" x 12' 8" (4.98m x 3.86m) Measurements into recess and into PVC double-glazed square bay window (open aspects), radiator

FAMILY BATHROOM

Large shower enclosure, panelled bath with shower attachment, pedestal wash hand basin, low level WC, radiator, fully tiled walls and floor, PVC double-glazed window

BEDROOM 2

13' 3" x 10' 4" (4.04m x 3.15m) Measurements into PVC double-glazed square bay window, fitted furniture

ATTIC BEDROOM

17' 5" x 16' 4" (5.31m x 4.98m) Fire door from first floor landing to corridor with PVC double-glazed window and carpeted staircase to the bedroom with beamed vaulted ceiling with spotlighting, double-glazed roof window (open aspects), feature glass brick panel, two radiators

EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, vanity wash hand basin with drawers below, low level WC, radiator, vaulted ceiling with double-glazed roof window, extractor fan, spotlighting

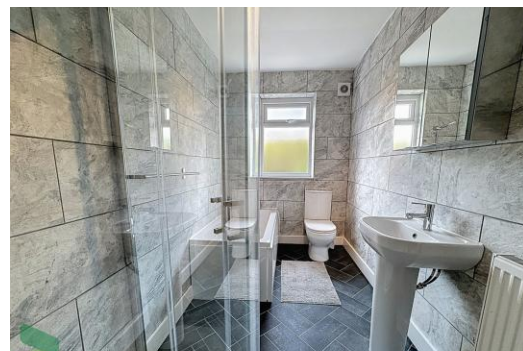
OUTSIDE

Garden area to the front, enclosed easy to maintain garden to the rear with stone chippings, flower beds, lawn area and timber fencing along with a potting shed/workshop/wood store. To the side there is a two car driveway leading to;

DETACHED GARAGE

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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