



PROCTORS

ESTATE AGENTS

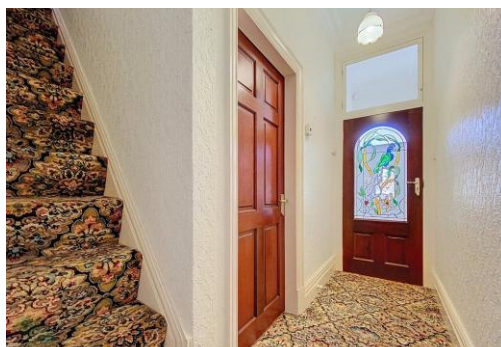
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114 Osborne Terrace, Higher Avondale Road, Darwen

Offers Over £145,000

A rare opportunity to acquire a garden fronted mid-terrace house in this highly sought after residential area close to Sunnyhurst Woods at the higher end of Avondale. The spacious family sized accommodation briefly comprises: two double bedrooms, four-piece bathroom with two showers, ground floor, entrance vestibule, hall, sitting room with bay window, living room/dining room and a separate fully fitted galley style kitchen. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to the rear. In our opinion the property is a little dated however this is reflected in the realistic asking price.



114 Osborne Terrace, 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, turn right into Carley Street, left into Osborne Terrace and the property is on the right-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed units, meter cupboard, original coving to ceiling

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

15' 4" x 10' 1" (4.67m x 3.07m) Measurements into recess and into PVC double-glazed bay window, feature fireplace with living flame gas fire, radiator

LIVING ROOM/DINING ROOM

14' 3" x 13' 9" (4.34m x 4.19m) Measurements into recess. PVC double-glazed window, feature fireplace with living flame gas fire, radiator, under stairs storage, original coving to ceiling

FULLY FITTED KITCHEN

16' x 7' 4" (4.88m x 2.24m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, gas point for cooker, plumbed for automatic washing machine, plumbed for dishwasher, tiled walls, two PVC double-glazed windows, PVC exterior door

FIRST FLOOR

Landing, loft access via drop-down ladder (part boarded)

BEDROOM 1

13' 9" x 12' 8" (4.19m x 3.86m) PVC double-glazed window, radiator, feature wall panelling



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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JUBILEE FOUR PIECE BATHROOM

Corner panelled bath with shower over, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, built in storage cupboard, double-glazed roof window

BEDROOM 2

11' 15" x 11' 8" (3.73m x 3.56m) PVC double-glazed window, radiator, fitted wall-to-wall furniture

OUTSIDE

Small garden area to the front and enclosed yard area to the front



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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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