



PROCTORS

ESTATE AGENTS

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147 Hindle Street, Avondale, Darwen

Offers over £190,000, Chain free!

This mature semi-detached house must be viewed internally to fully appreciate the well-presented family sized living accommodation on offer. There are three bedrooms (one with en-suite) and a bright family bathroom with shower. On the ground floor there is a hallway, attractive lounge with feature fireplace and open plan through to a fitted dining kitchen with modern units, integrated appliances and access through to a sun lounge that takes advantage of views over the rear garden. Benefits from gas central heating, PVC double-glazed windows, neutral décor and complimenting flooring. Externally there is a front garden, a long driveway for three cars to the side leading to a detached brick-built garage and to the rear there is an easy to maintain garden with paved double driveway and easy to maintain gardens to the front and rear. Sunnyside Woods, local amenities, bus services, pre-school nurseries, primary school, town centre and motorway network J4 M65 are all easily accessible. Viewing is strongly recommended.



147 Hindle Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue ahead into Blackburn Road. Turn left into Avondale Road, left into Hindle Street and the property is on the right-hand side across from Avondale primary School.

TENURE

To be advised

ACCOMMODATION

HALLWAY

PVC front door with double-glazed unit, meter cupboard, carpeted staircase to first floor

LIVING ROOM

13' 7" x 12' 4" (4.14m x 3.76m) PVC double-glazed window, feature fireplace, radiator, under stairs storage cupboard, coving to ceiling, open through to;

FITTED DINING KITCHEN

15' 4" x 9' 7" (4.67m x 2.92m) Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in oven, stainless steel and glass extractor hood, plumbed for automatic washing machine, space for fridge-freezer, tiled splash-backs, PVC double-glazed window, radiator, dining area, PVC patio door through to;

SUN ROOM

7' 7" x 7' (2.31m x 2.13m) PVC roof, PVC double-glazed windows, radiator, PVC exterior door (to rear garden)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

To be confirmed

Band C
Blackburn with Darwen Borough Council
C

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.

147 Hindle Street, Darwen

FIRST FLOOR

Landing, PVC double-glazed window, loft hatch, built in cupboard

BEDROOM 1

13' 1" x 9' 4" (3.99m x 2.84m) PVC double-glazed window, radiator, door through to;



EN SUITE

Vanity wash hand basin with storage below, low level WC, heated towel rail, extractor fan



BEDROOM 2

9' 12" x 9' 8" (3.05m x 2.95m) PVC double-glazed window, radiator

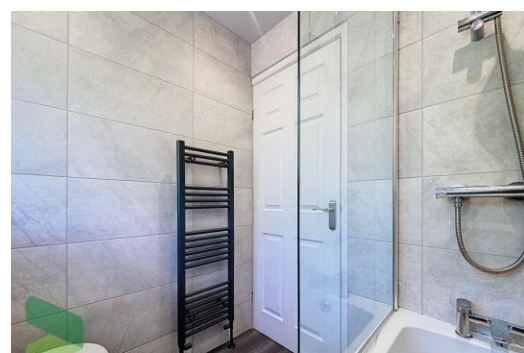


BEDROOM 3 (WAS PREVIOUSLY USED AS A DRESSING ROOM)

7' 3" x 6' 1" (2.21m x 1.85m) PVC double-glazed window, radiator, wall mounted clothes rails

BATHROOM

Panelled bath with shower, mixer tap and screen over, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window, fully tiled walls, acrylic ceiling with spotlighting



OUTSIDE

Established garden area to the front, three car driveway to the side and enclosed rear garden with timber fencing, paved patio, tiered areas with stone chippings for easy maintenance, water tap

BRICK BUILT DETACHED GARAGE

Main garage door, side door and window



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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