



# PROCTORS

ESTATE AGENTS

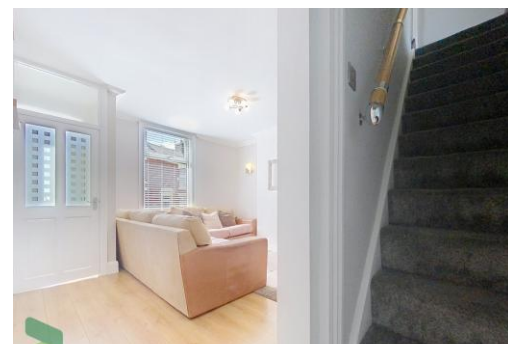
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## 14 Malvern Avenue, Blackburn

**Offers over £130,000**

Internal inspection is highly recommended to fully appreciate this well presented, garden fronted mid terrace house. In our opinion it offers generous family size living accommodation arranged over three floors. Briefly comprises; entrance vestibule, lounge with feature fireplace, a spacious dining room/living room open through to a fully fitted kitchen. The first floor offers two bedrooms (one with fully fitted wardrobes) and a bright and spacious three-piece family bathroom with shower. From the second bedroom there is a carpeted staircase to a converted Attic room (currently used as a third bedroom). Gas central heating and PVC double glazed windows are installed throughout. There is a small garden area to the front with astroturf for easy maintenance and to the rear there is an "L" shaped enclosed yard with a useful store and a feature natural stone wall. It is situated in this popular and convenient residential area with easy access to bus routes and all amenities on Bolton Road A666 along with, Blackburn Royal Hospital, Shadsworth Business Park and Blackburn Town Centre.





## 14 Malvern Avenue, Blackburn

### TENURE

We are advised by the vendor that the property is Leasehold (nominal amount, never been collected). Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Composite front door, laminate flooring, utility meters

#### LOUNGE

13' 11" x 13' 3" (4.24m x 4.04m) Measurements into recess. PVC double-glazed window, inset electric fire, radiator, laminate flooring, half glazed door through to;

#### DINING ROOM/LIVING ROOM

13' 11" x 11' 6" (4.24m x 3.51m) Measurements into recess. PVC double-glazed patio doors (to rear yard), radiator, laminate flooring, understairs storage cupboard, this room is open through to;

#### FULLY FITTED KITCHEN

8' 10" x 6' 10" (2.69m x 2.08m) Fitted high-gloss white wall and floor units including drawers, electric hob, built in under oven, one and a half bowl single drainer sink unit, plumber for washing machine, plumbed for dishwasher, tiled splashbacks, Vinyl flooring, PVC double-glazed window.

### FIRST FLOOR

Feature oak and glass balustrade staircase, landing



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
Nominal amount  
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.

## 14 Malvern Avenue, Blackburn

### BEDROOM 1

12' 8" x 10' 9" (3.86m x 3.28m) Measurements up to fitted wardrobes with cupboards above, drawers and lighting, matching fitted dressing table unit, storage cupboard, PVC double-glaze window, radiator



### SPACIOUS THREE-PIECE BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, low-level W.C, heated towel rail, Vinyl flooring, PVC double-glazed window, extractor fan



### BEDROOM 2

11' 4" x 5' 11" (3.45m x 1.8m) Maximum measurements at 11'5, (minimum to stairs 8'11, 2.72 meters), PVC double-glazed window, radiator, storage cupboard, understairs storage, carpeted staircase leading up to:

### SECOND FLOOR

Carpeted staircase to:

### ATTIC ROOM (CURRENTLY USED AS A BEDROOM)

11' 5" x 6' 1" (3.48m x 1.85m) Measurements maximum up to feature media wall, Velux double-glazed window, eaves storage



### OUTSIDE

Small garden area to the front with Astroturf for easy maintenance, To the rear there is an enclosed 'L' shaped yard with store (houses gas fired central heating boiler unit)



### 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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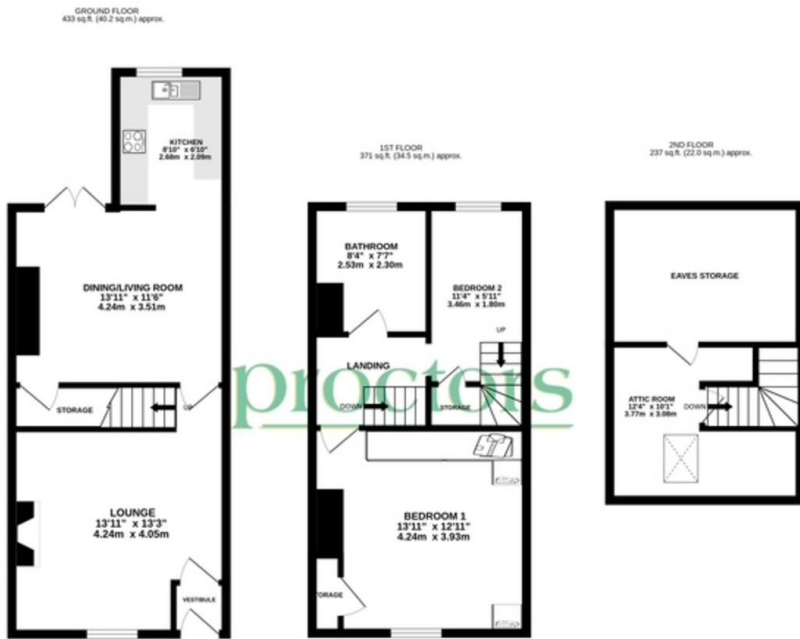
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## 14 Malvern Avenue, Blackburn



14 MALVERN AVENUE - MARKED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1041 sq ft (96.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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