



PROCTORS

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39 Lynwood Avenue, Darwen

£129,950

An ideal family sized property situated in this much sought after residential area, close to all amenities on Blackburn Road and easy reach of junction 4 M65. This garden fronted, mid terrace house provides spacious living accommodation. There are two bedrooms and a four-piece bathroom on the first floor, a very useful attic third bedroom (with full building regulations), ground floor, two reception rooms, a separate extended and recently fitted kitchen with high-gloss units and built in appliances. Benefits from PVC double-glazed windows, gas central heating, hardwired smoke detectors and fire doors throughout (excluding the kitchen door). Externally there is a small garden area to the front and small yard to the rear. Viewing highly recommend!



39 Lynwood Avenue, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Lynwood. Turn left into Lynwood Avenue (across from 'Akzo Nobel/Crown) and the property is on the right-hand side.

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

'Roc' front door with double-glazed units, laminate flooring, glazed doors through to;

LOUNGE

14' 1" x 13' 1" (4.29m x 3.99m) Measurements into recess. PVC double-glazed window, wall mounted electric fire, radiator, meter cupboards, coving to ceiling

DINING ROOM/LIVING ROOM

13' 2" x 9' 5" (4.01m x 2.87m) Measurements into recess. PVC double-glazed window, radiator, under stairs storage area

SEPARATE FITTED KITCHEN

11' 5" x 8' 9" (3.48m x 2.67m) Measurements into PVC double-glazed window, fitted high gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel and glass extractor hood, integrated dishwasher, plumbed for automatic washing machine, concealed gas fired central heating boiler unit, tiled splash-backs, PVC double-glazed window, 'Roc' exterior door

FIRST FLOOR

Landing

FOUR PIECE FAMILY BATHROOM

Panelled bath with shower attachment and mixer tap over, vanity wash hand basin with storage below, low level WC, heated towel rail, PVC double-glazed window, mainly tiled elevations, spotlighting

BEDROOM 1

13' x 11' 2" (3.96m x 3.4m) Measurements into recess. PVC double-glazed window, radiator, under stairs storage cupboard



Tenure	Freehold
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	TBC

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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BEDROOM 2

9' 9" x 6' 9" (2.97m x 2.06m) PVC double-glazed window, radiator, shelving, built in storage with clothes hanging rail and shelving



ATTIC ROOM (PREVIOUSLY USED AS 3RD BEDROOM)

14' 8" x 11' 2" (4.47m x 3.4m) Measurements to maximum. Space saving staircase to attic room, eaves access, radiator, double glazed roof window, carpet



OUTSIDE

Small garden area to the front, small, enclosed yard area to rear



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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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