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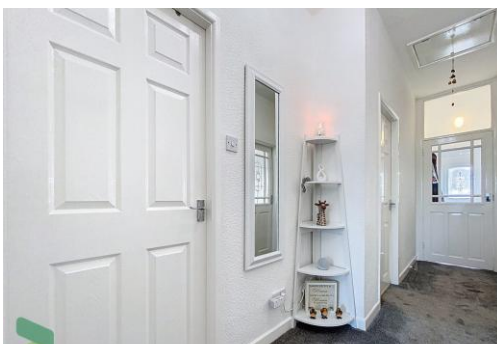
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5 Westland Avenue, Bold Venture, Darwen

Offers Over £280,000

We strongly recommend internal inspection to fully appreciate this immaculately presented semi-detached true bungalow. Situated in this highly sought after residential locality of Bold Venture with excellent aspects over the surrounding area to the rear. In our opinion it provides superb stylish living accommodation throughout. Briefly comprises: Entrance vestibule, hallway, elegant lounge with feature fireplace, sun lounge that takes advantage of the views over the rear beautiful rear garden and open aspects beyond, a fully fitted kitchen, two double bedrooms with fitted wardrobes and a four-piece bathroom. Benefits from, gas central heating combi boiler (new 2023), new roof 2019, PVC double-glazed windows and exterior doors. Externally there are easy maintenance gardens to the front and rear, the latter also takes advantage of the views. In addition there is a two car driveway.



5 Westland Avenue, Darwen

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 right-hand side.

TENURE

To be confirmed.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door double-glazed units, meter cupboard, half glazed door through to;

HALLWAY

Radiator, built in storage cupboard with shelving, loft access via drop-down ladder (part boarded and a light)

LIVING ROOM

14' 6" x 10' 6" (4.42m x 3.2m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, living flame gas fire

FULLY FITTED KITCHEN

12' 2" x 9' 2" (3.71m x 2.79m) Fitted wall and floor units including stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, wall mounted gas fired central heating boiler unit (new 2023), radiator, PVC double-glazed window, PVC exterior door

FOUR-PIECE BATHROOM

Panelled bath with mixer tap, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, fully tiled walls, PVC double-glazed window

BEDROOM 1

11' 8" x 10' 6" (3.56m x 3.2m) Measurements up to fitted wardrobes (5 doors), radiator, PVC double-glazed window (great view)

BEDROOM 2

9' 3" x 8' 7" (2.82m x 2.62m) Fitted wardrobes (4 doors), PVC double-glazed window, radiator

SUN ROOM

15' 8" x 9' (4.78m x 2.74m) PVC double-glazed windows (fabulous views), PVC exterior door, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Band C
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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OUTSIDE

Easy to maintain gardens to the front and rear, the latter has flowerbeds, shed, greenhouse, 'Indian' stone paving and patio and takes advantage of the impressive open aspects. In addition there is a driveway providing off road parking for two cars.



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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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