



PROCTORS

ESTATE AGENTS

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8 Lyndhurst Road, Darwen

£150,000

A most impressive garden fronted mid terrace in this quiet but convenient residential road, close to Avondale playing fields and all local amenities. The very attractive living accommodation provides contemporary living while retaining original charm and character. It has two reception rooms, a fully fitted kitchen, two double bedrooms and an impressive jubilee bathroom. It has gas central heating and double glazing. This would be an ideal for first time buyers property. Viewing is highly recommended.



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ENTRANCE HALL

Radiator, laminate flooring

SITTING ROOM

12' 8" x 10' 10" (3.86m x 3.3m) Radiator,PVC double glazed window, laminate flooring

LIVING ROOM

14' 4" x 14' 1" (4.37m x 4.29m) Radiator, gas fire, under stairs cupboard, double glazed window (not PVC)

KITCHEN

9' 4" x 7' 5" (2.84m x 2.26m) Wall and floor units including drawers, stainless steel sink and drainer, built in oven and gas hob, extractor fan, radiator, gas fired central heating boiler, fridge, freezer, washing machine, double glazed window (not PVC), PVC door, spotlights

FIRST FLOOR

BEDROOM ONE

14' 3" x 10' 10" (4.34m x 3.3m) PVC double glazed window, radiator

BEDROOM TWO

14' 2" x 11' 11" (4.32m x 3.63m) Radiator, double glazed window (not PVC)

ATTRACTIVE JUBILEE BATHROOM

Panelled bath with shower over with rain forest shower head and hand held shower, wash basin, w.c, chrome radiator/towel rail, fully tiles walls

OUTSIDE REAR YARD

Flagged with outside lights



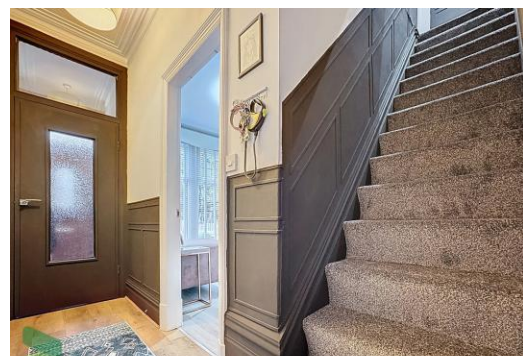
Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
Blackburn with Darwen Borough Council
TBC

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.

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