



PROCTORS

ESTATE AGENTS

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50 Lynwood Avenue, Darwen

£150,000

This traditional stone faced garden fronted mid terraced house is situated in this much sought after residential area, close to all amenities on Blackburn Road and easy reach of junction 4 M65. The accommodation is arranged over two floors and comprises; entrance vestibule, hallway, sitting room with bay window, living room with PVC double-glazed double doors, a separate fitted kitchen with high-gloss units and built in appliances, first floor, landing with built in storage, two double bedrooms and a family bathroom with shower. Benefits from PVC double-glazed windows, gas central heating and original features. Externally there is a small garden area to the front and an 'L' shaped yard to the rear with a shed. Viewing highly recommend!



50 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 left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 p.a assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

PVC front door, mosaic tile floor, part panelled walls, original coving to ceiling, half glazed door through to;

HALLWAY

Original coving to ceiling, radiator, staircase to first floor

SITTING ROOM

14' 8" x 11' 9" (4.47m x 3.58m) Measurements into PVC double-glazed bay window, radiator, picture rail, original coving to ceiling

LIVING ROOM

15' 3" x 11' 7" (4.65m x 3.53m) Measurements into recess. Feature fireplace, electric fire, laminate flooring, radiator, coving to ceiling, PVC double-glazed double doors to rear yard

SEPARATE FITTED KITCHEN

9' 9" x 7' 8" (2.97m x 2.34m) Under stairs storage. Fitted high gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, stainless steel extractor hood, built in under oven, integrated fridge-freezer, plumbed for automatic washing machine, concealed gas fired central heating boiler unit, PVC double-glazed window

FIRST FLOOR

Landing spindled balustrade, built in cupboards, loft hatch

BEDROOM 1

14' 8" x 11' 9" (4.47m x 3.58m) PVC double-glazed window, radiator

BATHROOM

Corner panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, extractor fan



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|------------------|---------------------------------------|
| Tenure | Leasehold |
| Ground Rent | £2 |
| Council Tax Band | Band A |
| Local Authority | Blackburn with Darwen Borough Council |
| 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 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' 5" x 9' 3" (2.87m x 2.82m) PVC double-glazed window, radiator

OUTSIDE

Small garden area to the front. To the rear there is an 'L' shaped yard with a shed.

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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