



# PROCTORS

ESTATE AGENTS

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**62 Prospect Avenue, Darwen**

**Offers Over £180,000**

A traditional stone faced, garden fronted mid-terrace house situated in this highly sought-after residential area close to Sunnyhurst Woods at the higher end of Avondale. In our opinion it is tastefully presented throughout with good quality finish. The accommodation briefly comprises: entrance vestibule, hallway, sitting room (currently used as a dining room) has a bay window and a beautiful feature ceiling, living room with original built in storage, a separate fitted kitchen with modern units and built in appliances, first floor, two double bedrooms (pleasant outlooks) and a stylish and spacious 'Jubilee' bathroom with shower, under floor heating and lots of storage!. Benefits from gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to the rear and additional garden plot beyond with annual rental of £50. Local amenities close by. Viewing is strongly recommended to appreciate, the size and quality of accommodation on offer along with highlighted original features.

