



## 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.





## 62 Prospect Avenue, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane, turn left into Owlet Hall Road, continue ahead into Prospect Avenue and the property is on the right-hand side.

### TENURE

We are advised by the vendor that the property is Leasehold approximately 999 £2 p.a. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Feature front door, original coving to ceiling

#### HALLWAY

Original coving to ceiling, radiator

#### SITTING ROOM CURENTLY USED AS A DINING ROOM

13' 9" x 10' 3" (4.19m x 3.12m) Measurements into recess and into PVC double-glazed bay window, ornate ceiling and ceiling rose

#### LIVING ROOM

14' x 12' 6" (4.27m x 3.81m) PVC double-glazed window, radiator, original built in storage cupboards with drawers, under stairs storage cupboard with shelving and light

#### SEPARATE FITTED KITCHEN

11' 9" x 6' 8" (3.58m x 2.03m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, electric hob, stainless steel extractor hood, built in under oven, integrated dishwasher, plumbed for automatic washing machine, slate effect tiled floor, electric heater, concealed gas fired central heating boiler unit (boiler approximately 7 years) PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

Spindled balustrade, loft hatch

#### BEDROOM 1

14' x 9' 7" (4.27m x 2.92m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard with shelving



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2.00 p.a.  
Band B  
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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### JUBILEE BATHROOM

Large bath with shower, shower attachment and mixer tap, wash hand basin, low level WC, built in floor to ceiling cupboards, part tiled walls, tiled floor with under floor heating, double-glazed roof window

### BEDROOM 2

14' 1" x 8' 8" (4.29m x 2.64m) PVC double-glazed window, radiator

### OUTSIDE

Enclosed flag-stone yard to rear, water tap, flower bed. Beyond the yard is an additional garden area with an annual rent £50 (along with an initial £50 bond).



Proctors Darwen

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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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