



PROCTORS

ESTATE AGENTS

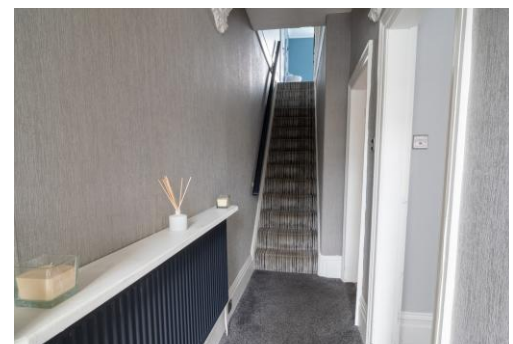
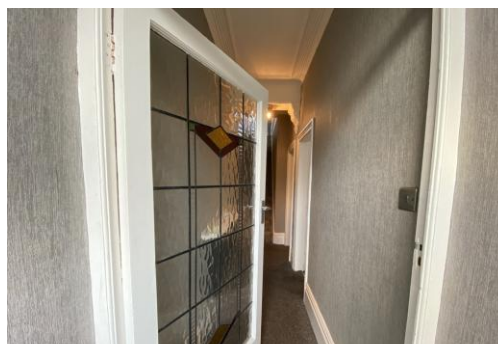
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33 East Park Avenue, Bold Venture, Darwen

£125,000 Chain Free!

A very impressive stone faced, garden fronted bay windowed mid terrace situated in this highly sought after residential locality close to Bold Venture Park. The property has been much improved and provides excellent family accommodation. There are three bedrooms (two are doubles), bright and spacious family bathroom with shower, lounge with feature modern log effect gas fire, dining room/sitting room with ornate ceiling and PVC double-glazed double doors to the rear yard and fully fitted modern breakfast kitchen with high gloss units and built in appliances. Benefits from gas central heating, PVC double-glazed windows and newly decorated throughout with a tasteful neutral theme. Local amenities including primary schools, bus services and local shops and the town centre is within easy reach. Internal inspection is highly recommended.



33 East Park Avenue, Bold Venture Darwen

LOCATION

From Darwen town centre leave on Borough Road, continue past the park gates and turn right at the junction into Belgrave Road. Turn left second left into East Park Avenue and the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC double-glazed front door, original coving to ceiling, stained glass door through to;

SITTING ROOM/LIVING ROOM

14' 4" x 11' (4.37m x 3.35m) Measurements into recess and into PVC double-glazed window, wall mounted log effect modern gas fire, radiator, picture rail

DINING ROOM/LIVING ROOM

14' 7" x 11' (4.44m x 3.35m) Measurements into recess. PVC double-glazed double doors (to rear yard), feature ornate ceiling, picture rail, open through to;

FITTED BREAKFAST KITCHEN

9' 3" x 7' 7" (2.82m x 2.31m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, breakfast bar, radiator, concealed gas fired central heating boiler unit, under stairs storage cupboard, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
Blackburn with Darwen Borough Council
57

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



FIRST FLOOR

Spacious landing, spindled balustrade, skylight

BRIGHT AND SPACIOUS BATHROOM

Panelled bath with shower and shower attachment over, pedestal wash hand basin, low level WC, heated towel rail, extractor, PVC double-glazed window

BEDROOM 1

14' 7" x 9' 6" (4.44m x 2.9m) Measurements into recess. PVC double-glazed window, radiator, coving to ceiling

BEDROOM 2

12' 1" x 8' 3" (3.68m x 2.51m) PVC double-glazed window, radiator

BEDROOM 3

9' x 6' 5" (2.74m x 1.96m) PVC double-glazed window, radiator, fitted single bed base



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OUTSIDE

Small garden area to the front, to the rear there is a 'L' shaped yard with slate chippings for easy maintenance

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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