



# PROCTORS

ESTATE AGENTS

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## 4 Avondale Road, Darwen

**Offers Over £160,000 Chain Free!**

Viewing is essential to appreciate the stylish accommodation this three-bedroom garden fronted mid terrace house has to offer. It is situated in this established residential area close to all amenities on Blackburn Road and within easy reach of Sunnyhurst Woods. The property has undergone a full renovation programme and in our opinion, it offers ready to move into spacious family sized accommodation! Briefly comprises entrance vestibule, hallway, sitting room, living room/dining room with patio doors to the rear yard, a separate fully fitted kitchen with new 'Shaker' style units and a range of built in appliances. The first floor offers a double bedroom, a large single bedroom and an impressive new family bathroom. The second floor (full building regulations) offers a bright and spacious main bedroom with en suite WC. Benefits from gas central heating (boiler new 2025), PVC double-glazed windows, neutral décor, new complementing flooring and oak interior doors throughout along with enhanced original features. Externally there is a small garden area to the front and an enclosed yard to the rear. Easy access to M65 J.4.



## 4 Avondale Road, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road 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

#### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, original coving to ceiling, meter cupboard, half glazed door though to;

#### HALLWAY

Radiator, wood effect flooring, original coving to ceiling

#### SITTING ROOM

11' 7" x 10' 56" (3.53m x 4.47m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard, original coving to ceiling

#### LIVING ROOM/DINING ROOM

14' 15" x 14' 01" (4.65m x 4.29m) PVC double-glazed double doors (to rear yard), feature wall panelling with power point ideal for television mount, radiator, original built in cupboard, wood effect flooring, under stairs storage cupboard with light

#### SEPARATE FULLY FITTED KITCHEN

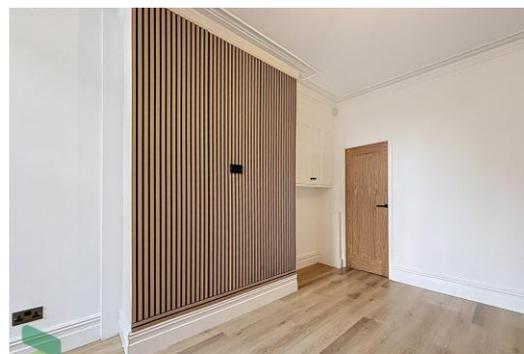
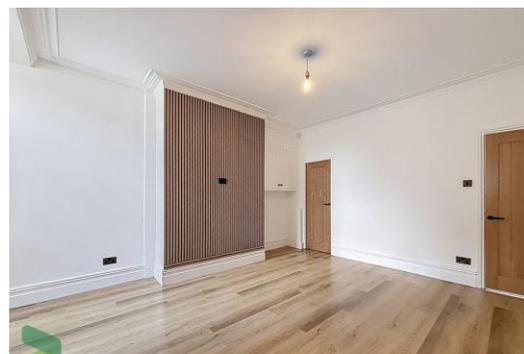
New 'Shaker' style wall and floor units, single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, black extractor hood, concealed gas fired central heating boiler unit (boiler new 2025), integrated fridge-freezer, integrated automatic washing machine, radiator, tiled splash-backs, PVC double-glazed window

#### FIRST FLOOR

Landing, spotlighting

#### BEDROOM 2

3' 1" x 4' 11" (0.94m x 1.5m) PVC double-glazed window, radiator, ornate ceiling rose



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2  
Band A  
Blackburn with Darwen Borough Council  
C

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.

**BEDROOM 3**

10' 51" x 8' 15" (4.34m x 2.82m) Maximum measurements. PVC double-glazed window, radiator



**NEW FAMILY BATHROOM**

Panelled bath with shower, shower attachment, mixer tap and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, PVC double-glazed window, spotlighting, marble effect wall and floor tiles



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### BEDROOM 1

22' 29" x 11' 67" (7.44m x 5.05m) Access from first floor landing via fire door and carpeted staircase, oak spindled balustrade, eaves access, two radiators, PPVC double-glazed window

### EN SUITE WC

Pedestal wash hand basin, low level WC, part tiled walls, tiled floor, spotlighting, PVC double-glazed window

### OUTSIDE

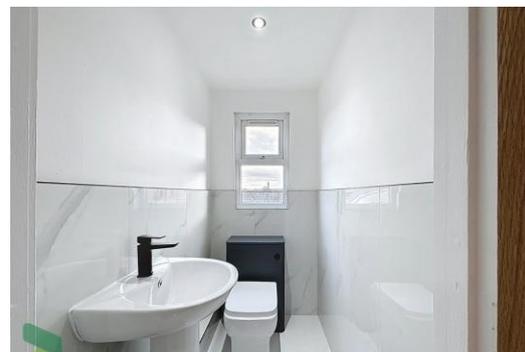
Small Garden area to the front and enclosed yard to the rear with paved pathway and astroturf

### 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.

### COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office proceeding with checks.



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