



# PROCTORS

ESTATE AGENTS

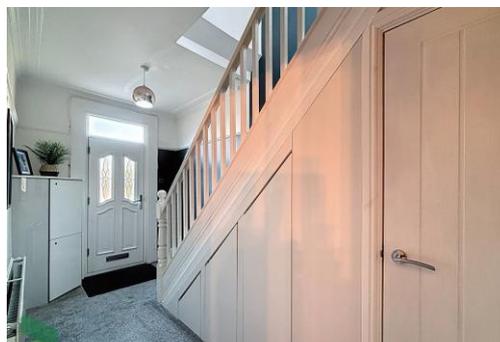
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 1a Beech Avenue, Darwen

Offers Over £190,000

This mature semi detached house is situated on a generous size plot on an established residential cu de sac. The property must be viewed to fully appreciate this truly well-appointed family home. The accommodation briefly comprises, contemporary open plan living room with bay window, open through to dining area with wood burning stove, open through to a fully fitted kitchen with modern units and a separate utility area with PVC double-glazed double doors (to rear garden). The first floor offers three bedrooms with fitted furniture and a four-piece family bathroom. Benefits also from gas central heating and PVC double-glazed windows. Externally there is a front garden providing off road parking and to the rear there is a larger than average garden with seating, playing and BBQ areas. In addition, there is a large and very useful cabin/'Man cave' with power and light, it could suite a number of uses and is currently used as a gym and woodworking area. Viewing is strongly recommended!



# 1a Beech Avenue, Darwen

## TENURE

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

## LOCATION

From Darwen town centre leave on Railway road continue into Atlas Road, at the junction turn left into Olive Lane, right into Higher Perry Street, right into Beech Avenue and the property is at the head of the cul de sac on the left-hand side.

## ACCOMMODATION

### HALLWAY

Composite front door, spindled balustrade staircase to first floor, under stairs storage, original coving to ceiling

### OPEN PLAN LIVING ROOM, DINING ROOM AND KITCHEN

#### LIVING ROOM

13' 89" x 10' 3" (6.22m x 3.12m) Measurements into PVC double-glazed bay window, feature media wall with inset electric fire, illuminated shelving, spotlighting, open plan through to;

#### DINING AREA

13' 01" x 10' 8" (3.99m x 3.25m) Feature wall panelling, wood burning stove, wood mantle, stone hearth, radiator, open plan through to;

#### FULLY FITTED KITCHEN

14' 47" x 8' 49" (5.46m x 3.68m) Fitted modern wall and floor units including drawers, breakfast bar, stainless steel four ring gas hob, built in double oven, black single drainer one and a half bowl sink unit with mixer tap, plumbed for dishwasher, PVC double-glazed exterior door (to rear garden)

#### UTILITY

10' 22" x 4' 70" (3.61m x 3m) Plumbed for automatic washing machine, space and power for fridge-freezer, radiator, PVC double-glazed double doors (to rear garden)



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band B  
Blackburn with Darwen Borough Council  
TBC

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.

## 1a Beech Avenue, Darwen

### FIRST FLOOR

Landing, spindled balustrade, PVC double-glazed window, loft access via drop-down ladder (part boarded and a light)

### BEDROOM 1

11' 98" x 9' 15" (5.84m x 3.12m) Measurements up to fitted wardrobes, shelving and dressing table unit



### BEDROOM 2

12' 02" x 9' 7" (3.71m x 2.92m) Measurements up to fitted wardrobes, PVC double-glazed window, radiator



### BEDROOM 3

7' 7" x 6' 7" (2.31m x 2.01m) Built in cupboard, built in wardrobe, shelving and drawers, feature wall panelling, PVC double-glazed window, radiator



### FAMILY BATHROOM

Panelled bath with waterfall mixer tap, shower enclosure, wash hand basin, low level WC, heated towel rail, spotlighting, part tiled walls



### OUTSIDE

Small garden area to the front provides off road parking. To the side and rear there are larger than average garden areas with seating, playing and BBQ areas and in addition there is a very useful.....



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

1a Beech Avenue, Darwen

### GYM/HOME OFFICE/CRAFT ROOM

14' 56" x 14' 32" (5.69m x 5.08m) PVC double-glazed double doors, power, light, gym area and tool working space

### 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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

%epcGraph\_c\_1\_198%