



PROCTORS

ESTATE AGENTS

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14 Avallon Way, Off Marsh House Lane, Darwen

Offers Over £80,000 Chain Free!

Attention ONLY CASH BUYERS! This brick-built garden fronted mews house offers family sized living accommodation. Briefly comprises; entrance porch, two reception rooms, lean to, kitchen, first floor, three bedrooms and a three-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there is a paved front garden providing off road parking and an enclosed garden to the rear. This property is priced to reflect the need of a full renovation.

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. From here turn left onto Lisbon Drive then right onto Avallon Way and the property is on the right-hand side.



14 Avallon Way, Darwen

TENURE

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

ACCOMMODATION

ENTRANCE PORCH

PVC front door, half glazed door, staircase to first floor, radiator

LIVING ROOM

13' 5" x 13' 2" (4.09m x 4.01m) PVC double-glazed window, laminate flooring, electric fire

DINING ROOM

7' 6" x 7' 2" (2.29m x 2.18m) Tiled floor, PVC sliding patio door through to;

LEAN TO

9' 5" x 5' 6" (2.87m x 1.68m)

FITTED KITCHEN

9' 10" x 7' 7" (3m x 2.31m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, plumbed for automatic washing machine, PVC double-glazed window

FIRST FLOOR

Landing

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, part tiled walls, PVC double-glazed window

BEDROOM 1

10' 9" x 8' 3" (3.28m x 2.51m) PVC double-glazed window, radiator

BEDROOM 2

9' 8" x 8' 1" (2.95m x 2.46m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band A
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 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.

14 Avallon Way, Darwen

BEDROOM 3

8' 1" x 6' 4" (2.46m x 1.93m) PVC double-glazed window, radiator, built in cupboard, wall mounted gas fired central heating boiler unit



OUTSIDE

Small paved garden to the front providing off road parking. To the rear there is a privately enclosed garden



Communal/Council land at rear



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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.

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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