



PROCTORS

ESTATE AGENTS

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21 Avallon Way, Off Marsh House Lane, Darwen

£165,000, Chain free!

This mature mews house is situated in this well-established residential area and in our opinion offers spacious family sized accommodation. Briefly comprises; pathway/ramp access (suitable for wheelchair access) to the entrance porch, hallway, sitting room open through to living room with inset log effect gas fire, fully fitted kitchen with high-gloss units, cloakroom/ WC, sun room taking advantage of views over the beautiful rear garden. The first floor has a three-piece shower room and three bedrooms two of which have fitted furniture. It also benefits from gas central heating and PVC double glazed windows. There is a small garden area to the front along with a block-paved driveway, side gate to the rear garden. Viewing is strongly recommended to fully appreciate the size of accommodation this property has to offer.



21 Avallon Way, Darwen

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.

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, PVC floor to ceiling double-glazed units

HALLWAY

Radiator, spindled balustrade staircase to first floor, meter cupboard

SITTING ROOM

11' 98" x 9' 9" (5.84m x 2.97m) Measurements into recess. PVC double-glazed window with wood effect shutters, radiator, open through to;

LIVING ROOM

13' 8" x 10' 3" (4.17m x 3.12m) Measurements up to built in cupboards, inset log effect gas fire, PVC double-glazed window, wood effect flooring

FITTED KITCHEN

16' 8" x 5' 8" (5.08m x 1.73m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel five ring gas hob, built in under oven, black extractor hood, tiled splash-backs, wall mounted gas fired central heating boiler unit, plumbed for automatic washing machine, tiled floor, PVC door through to;

CLOAKROOM/WC

PVC double-glazed window, low level WC, wash hand basin



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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.

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SUN ROOM

9' 9" x 9' 3" (2.97m x 2.82m) PVC roof, PVC double-glazed windows, door to rear garden



FIRST FLOOR

Landing, PVC double-glazed window, loft hatch



SHOWER ROOM

Large shower enclosure, pedestal wash hand basin, low level WC, part tiled walls, radiator



BEDROOM 1

12' 7" x 9' (3.84m x 2.74m) PVC double-glazed window, radiator, built in wardrobes



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BEDROOM 2

11' 3" x 10' 4" (3.43m x 3.15m) PVC double-glazed window, radiator, built in wardrobes, built in cupboard



BEDROOM 3

8' 8" x 7' 7" (2.64m x 2.31m) PVC double-glazed window, radiator, wood effect flooring



OUTSIDE

To the front there is a block-paved driveway providing off road parking for one car, a path/ramp to the front door and a gate access at the side giving access to the rear, well maintained garden.

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.

