



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
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98 Lynwood Avenue, Darwen

Offers over £90,000

A stone-faced, garden fronted mid terrace house in this popular and convenient residential area, close to St Cuthbert's Primary School and Darwen Golf Club. The property requires modernisation but offers good potential. There are two reception rooms, a separate kitchen, two bedrooms and a three-piece bathroom. It has gas central heating and PVC double-glazing.

TENURE

To be advised.

ENTRANCE VESTIBULE



98 Lynwood Avenue, Darwen

ENTRANCE HALL

Radiator.

SITTING ROOM

11' 3" x 10' 0" (3.43m x 3.05m) PVC double-glazed window, radiator.

LIVING ROOM

14' 1" x 13' 11" (4.29m x 4.24m) Living flame gas fire in tiled fireplace with wood fire surround, PVC double-glazed window, radiator, undertairs storage cupboard.

SEPARATE KITCHEN

9' 6" x 7' 10" (2.9m x 2.39m) Wall and floor units, built in oven, gas hob, extractor, stainless steel single drainer sink unit, PVC double-glazed window and door, gas fired central heating boiler unit.

FIRST FLOOR

BEDROOM 1

13' 11" x 11' 1" (4.24m x 3.38m) PVC double-glazed window, radiator, built in wardrobes.

BEDROOM 2

14' 3" x 7' 7" (4.34m x 2.31m) PVC double-glazed window, radiator, loft access.

THREE-PIECE BATHROOM

Panelled bath with shower attachment, wash hand basin, W/C, fully tiled walls and flooring, PVC double-glazed window, radiator.

OUTSIDE

Rear yard.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		