



PROCTORS
ESTATE AGENTS

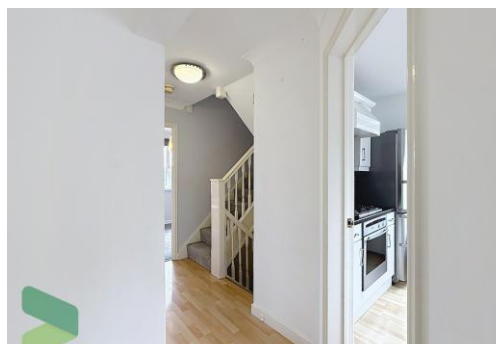
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16 Melville Avenue, Bold Venture, Darwen

Offers Over £270,000 Chain Free!

A very impressive, modern detached house offering split level family sized living accommodation arranged over three floors. It is situated on a generous size corner plot in this much sought after residential area of Radfield Park, close to Bold Venture Park and within easy reach of local amenities and town centre amenities. The accommodation comprises, entrance hallway with central staircase to all levels, cloakroom/WC, integral access to garage, fully fitted kitchen with appliances, living room with feature fireplace and 'Juliette balcony', dining room/5th bedroom with vaulted ceiling, lower level offers two further bedrooms and a family bathroom. The first floor has a spacious main bedroom with fitted furniture and en suite shower room; this level also offers another bedroom. Benefits from gas central heating (service history) and PVC double-glazed windows (most have pleasant outlooks). Externally there are wrap-around lawned gardens to the front, side and rear. In addition there is a driveway at the front to an integral garage. Viewing is highly recommended.



16 Melville Avenue, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, turn right into Radford Street, first left into Melville Avenue the property can be found round the sharp bend and continue to the left and the property is on the left 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 HALL

Composite front door, laminate flooring, radiator, access through to;

INTEGRAL GARAGE

Up and over door, spotlighting, power points, fitted storage, laminate flooring

TWO PIECE CLOAKROOM

Pedestal wash hand basin, low level WC, radiator, tiled splash-back, PVC double-glazed window, laminate flooring

FULLY FITTED KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m) Fitted white high-gloss wall and floor units including drawers, wine rack, stainless steel single drainer sink unit with mixer tap, four ring stainless steel gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, plumbed for dishwasher, black granite effect worktops and splash-backs, PVC double-glazed window, exterior door

DINING ROOM/STUDY OR 5TH BEDROOM

9' 8" x 8' (2.95m x 2.44m) PVC double-glazed window (pleasant outlooks), radiator, laminate flooring

LIVING ROOM

14' 2" x 11' 5" (4.32m x 3.48m) PVC double-glazed double doors to 'Juliette balcony', feature fireplace, electric fire, radiator, coving to ceiling



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
Blackburn with Darwen Borough Council
D

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.

FIRST FLOOR

Carpeted staircase, spindled balustrade, overlooks the dining room, first floor landing

BEDROOM 1

15' 3" x 11' 4" (4.65m x 3.45m) Vaulted ceiling, PVC double-glazed window (pleasant outlooks), fitted wardrobes and fitted matching drawers, radiator



EN SUITE SHOWER ROOM

Shower enclosure, vanity wash hand basin with storage below, low level WC, radiator, eaves access, extractor, PVC double-glazed window



BEDROOM 2

9' 11" x 9' 9" (3.02m x 2.97m) PVC double-glazed window, radiator



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LOWER GROUND FLOOR

Hallway, large under stairs storage cupboard, built in airing cupboard

BEDROOM 3

11' 5" x 9' (3.48m x 2.74m) PVC double-glazed double doors to rear garden, radiator

BEDROOM 4

9' 9" x 8' (2.97m x 2.44m) PVC double-glazed window, radiator, fitted wardrobes, cupboards and dressing table

FAMILY BATHROOM LOWER GROUND

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, radiator, part tiled walls, extractor fan



OUTSIDE

Large wrap around gardens to the front, side and rear, mainly laid to lawn with timber fencing. In addition there is a driveway to the integral garage



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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