PROCTORS
ESTATE AGENTS

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## 17B Birch Hall Avenue, Darwen

## Offers In The Region Of £110,000 Chain Free!

### TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor. There are management/service fees are £12.88 per month, these are paid to Together Housing as they manage the block.

### LOCATION

From Darwen Town Centre leave on Blackburn Road and continue ahead on the A666, turn left at the mini roundabout at St Edwards Primary School, continue ahead and the property is on the left hand side.







# 17B Birch Hall Avenue, Darwen











A deceptively spacious and beautifully renovated first-floor flat, presented to a high standard throughout with fresh contemporary décor and new complementary flooring. Conveniently situated in this popular residential area, the property is within walking distance of St Edward's Primary School and enjoys excellent access to the A666 Blackburn Road, the nearby golf club and the M65 motorway (Junction 4), making it ideal for commuters.

The generously proportioned accommodation comprises two good-sized double bedrooms, a spacious lounge, a stylish newly fitted kitchen with high-gloss units and integrated appliances, together with a new and contemporary three-piece bathroom suite including shower. Benefits include PVC double-glazed windows and gas central heating (boiler has service history). Outside, the property has a larger than average, privately enclosed rear garden, together with a useful brick-built store. In our opinion, this impressive home offers ready-to-move-into accommodation and would be ideal for first-time buyers, professional couples, those looking to downsize or buy-to-let investors. Early viewing is strongly recommended to fully appreciate the size, presentation and convenient location of this impressive property.

## ACCOMMODATION
Stone stairs to front door

## STONE STEPS TO
Front door/private entrance

## HALLWAY
Radiator, loft access

## LOUNGE/DINER
15' 73" x 11' 89" (6.43m x 5.61m) Measurements into PVC double-glazed window,

## NEWLY FITTED KITCHEN
9' 5" x 9' 3" (2.87m x 2.82m) Fitted high gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, tiled splash-backs, wall mounted gas fired central heating boiler unit, radiator, two PVC double-glazed windows

| | |
|---|---|
| Tenure | Leasehold |
| Ground Rent | |
| Council Tax Band | Band A |
| Local Authority | Blackburn with Darwen Borough Council |
| EPC Rating | 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.

# 17B Birch Hall Avenue, Darwen





**BEDROOM 1**
15' 3" x 13' 04" (4.65m x 4.06m) Two PVC double-glazed windows, radiator, built in cupboard





**BEDROOM 2**
11' 9" x 11' 7" (3.58m x 3.53m) PVC double-glazed window, radiator, built in cupboard



**NEW THREE-PIECE BATHROOM**
Paneled bath with shower and screen over, vanity wash hand basin with cupboard below, low level WC, heated towel rail, feature wall panelling, PVC double-glazed window


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## OUTSIDE

Enclosed generous size garden to the rear including brick built store

## 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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