



# PROCTORS

ESTATE AGENTS

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**66 Avondale Road, Sunnyhurst, Darwen**

**Offers Over £165,000**

Internal inspection is recommended to fully appreciate this well presented garden fronted, traditional stone faced mid terrace house. It is pleasantly situated facing Avondale playing fields and within walking distance to Avondale Primary School and Sunnyhurst Woods. The accommodation briefly comprises; entrance vestibule, a sitting room with bay window, living room with glazed double doors leading to a dining kitchen with vaulted ceiling and fitted units, two double bedrooms and a three-piece Jubilee bathroom with shower. Benefits from gas central heating and PVC double-glazed window. All amenities are on hand on Blackburn Road A666, easy access to M65 J.4. Chain Free!



## 66 Avondale Road, Sunnyhurst, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road and the property is on left hand side (opposite the playing fields).

### TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year leas, approximately £1.50 p.m. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC front door, original coving to ceiling, glazed door through to;

#### SITTING ROOM

14' 7" x 13' 6" (4.44m x 4.11m) Measurements into recess and into PVC double-glazed bay window, fireplace, tiled inset, gas fire, radiator, picture rail, original coving to ceiling

#### LIVING ROOM/DINING ROOM

14' 7" x 13' 1" (4.44m x 3.99m) Fireplace with tiled inset and hearth, gas fire, picture rail, dado rail, radiator, original coving to ceiling, glazed double doors through to;

#### FITTED DINING KITCHEN

13' 3" x 9' 2" (4.04m x 2.79m) Maximum measurements. Vaulted ceiling with double-glazed roof window, fitted wall and floor units including drawers, single drainer sink unit with mixer tap, stainless steel four ring gas hob, stainless steel splash-back, stainless steel extractor hood, plumbed for automatic washing machine, tiled floor, gas fired central heating boiler unit, PVC double-glazed window, exterior door

#### FIRST FLOOR

Landing

#### BEDROOM 1

14' 2" x 11' 1" (4.32m x 3.38m) Measurements into recess. PVC double-glazed window (overlooks the playing field), radiator

#### JUBILEE BATHROOM

'L' shaped panelled bath with shower and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, part tiled walls, tiled floor, extractor fan, spotlighting



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2  
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 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.

## 66 Avondale Road, Sunnyhurst, Darwen

### BEDROOM 2

13' 3" x 10' 3" (4.04m x 3.12m) Measurements into recess. PVC double-glazed window, radiator

### OUTSIDE

Small garden area to the front and enclosed yard to the rear (not over looked) with timber store



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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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