



Claves.



Lynwood Avenue

Darwen, BB3 0JA

An immaculately presented bay windowed mid terraced house which has just been fully refurbished. Located in the sought after area at Lynwood in Darwen with local amenities including Darwen Golf Club nearby. Ready to walk into accommodation is provided throughout with works including rewire, new gas central heating, plastered throughout, new kitchen and bathroom, redecorated and new carpets!

Accommodation briefly comprises of Entrance vestibule, Hall, two reception rooms, new kitchen. First floor, two good sized bedrooms and an impressive new bathroom, spacious yard to the rear. An ideal property for first time buyers, just needs your furniture adding. Early viewing recommended to avoid disappointment!

£110,000

64 Lynwood Avenue

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- EARLY VIEWING HIGHLY RECOMMENDED!
- Two Reception Rooms
- New Impressive Three Piece Bathroom
- No Chain!
- Refurbished Bay Windowed Mid Terraced House
- New Fitted Kitchen
- New Pvc double Glazed Windows and Doors
- Sought After Location At Lynwood
- First Floor, Two Good Sized Bedrooms
- Rewired, New Gas Central Heating, Replastered, Redecorated and New Carpets Throughout

Entrance Vestibule

Hall

Sitting Room

11'8" x 11'6" (3.56m x 3.51m)

Living Room

16'8" x 11'5" (5.08m x 3.48m)

New Kitchen

9'4" x 6'10" (2.84m x 2.08m)

First Floor

Bedroom One

13'6" x 11'3" (4.11m x 3.43m)

Bedroom Two

10'1" x 9'3" (3.07m x 2.82m)

New Three Piece Bathroom

Outside



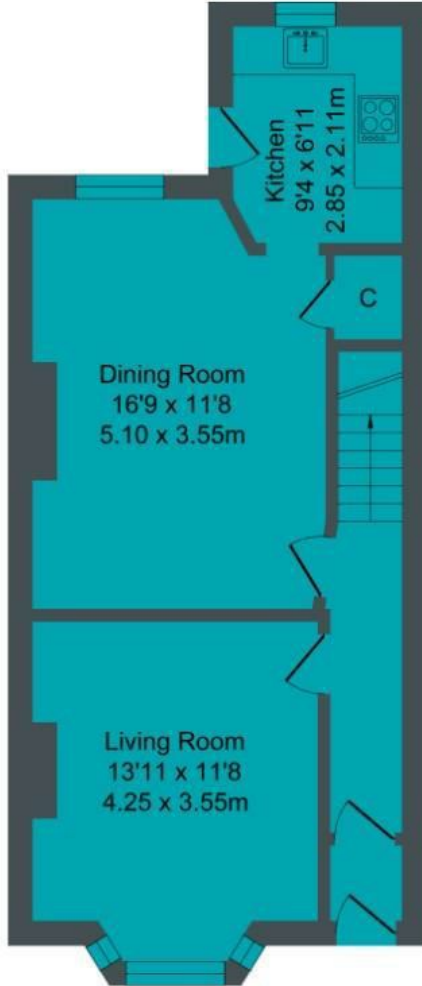
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Total Approx. Floor Area 912 Sq.ft. (84.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 502 Sq.Ft (46.6 Sq.M.)



First Floor
 Approx. Floor Area 409 Sq.Ft (38.0 Sq.M.)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		83	 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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