

curtis law

ESTATE AGENTS



Sandon Street, Darwen

Welcome to this charming three-bedroom mid-terrace house located on Sandon Street in the heart of Darwen. This delightful property is an ideal first-time family home, offering a perfect blend of comfort and convenience.

As you step inside, you will find two spacious reception rooms that provide ample space for family gatherings and entertaining guests. The layout is both practical and inviting, making it easy to create a warm and welcoming atmosphere. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone.

The bathroom is thoughtfully designed, catering to the needs of a modern family. One of the standout features of this home is its location; it is situated on a quiet residential street, providing a peaceful environment for you and your loved ones. Additionally, the property is conveniently close to Bold Venture Park, offering a lovely space for outdoor activities and leisurely strolls.

This home is being sold fully furnished, allowing you to move in with ease and start enjoying your new surroundings right away. Whether you are a first-time buyer or looking for a family home, this property presents an excellent opportunity to settle in a friendly community.

Do not miss the chance to make this lovely house your new home. Come and experience the charm of Sandon Street for yourself.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- Mid-Terraced Family Home
- Two Reception Rooms
- Ideal First-Time Buy
- Three-Bedrooms
- Sought After Location
- Council Tax Band: A
- Modern Kitchen & Bathroom
- Tenure: Freehold
- On-Street Parking

Offers over £124,950

Sandon Street, Darwen

Ground Floor

Entrance Vestibule

3'2" x 4'1" (0.99 x 1.27)

Composite front door leading into entrance vestibule, door to hallway, laminate flooring.

Hallway

3'2" x 11'2" (0.99 x 3.41)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor, laminate flooring.

Living Room

9'9" x 13'2" (2.99 x 4.03)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fireplace inset chimney breast, television point, laminate flooring.

Dining Room

13'6" x 12'6" (4.12 x 3.82)

UPVC double glazed window, ceiling light fitting, central heating radiator, television point, coving to ceiling, door to kitchen, door to under stair storage, laminate flooring.

Kitchen

6'3" x 9'11" (1.91 x 3.04)

UPVC double glazed window, UPVC door to rear, a range of sleek wall and base units with contrasting wood effect worktops, inset stainless steel sink with drainer and mixer tap, integrated electric oven with four ring hob and extractor hood, space for washing machine, ceiling light fitting, vinyl flooring.

First Floor

Landing

Ceiling light fitting, doors to three bedrooms and modern bathroom suite, carpeted flooring.

Master Bedroom

13'7" x 10'5" (4.15 x 3.20)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

6'7" x 9'3" (2.02 x 2.83)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



Bathroom

5'8" x 7'1" (1.75 x 2.16)

A three piece, renovated bathroom suite comprising of; a low level close coupled WC, full pedestal wash basin with mixer tap, chrome heated towel rail, double shower unit with waterfall effect shower, full-tiled elevations, ceiling light fitting, tiled flooring.

Bedroom Three

7'3" x 8'4" (2.21 x 2.55)

Velux window, ceiling light fitting, central heating radiator, carpeted flooring.

External

Front

Garden fronted, gated access, on-street parking.

Rear

An enclosed and low maintenance yard with an outhouse and storage unit.

Agents Notes

Tenure: Freehold

Council Tax Band: A

Property Type: Mid-Terrace

Property Construction: Brick

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Sky

Mobile Signal: Good

Building Safety: No Issues

Restrictions: No

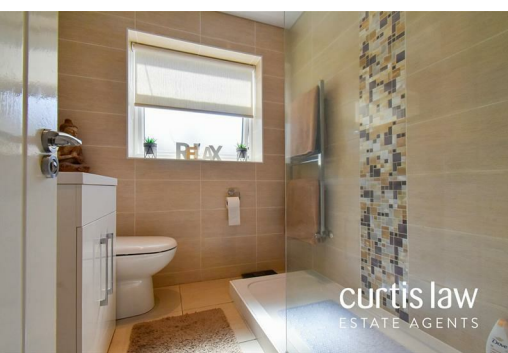
Rights & Easements: No

Flood & Erosion Risks: No

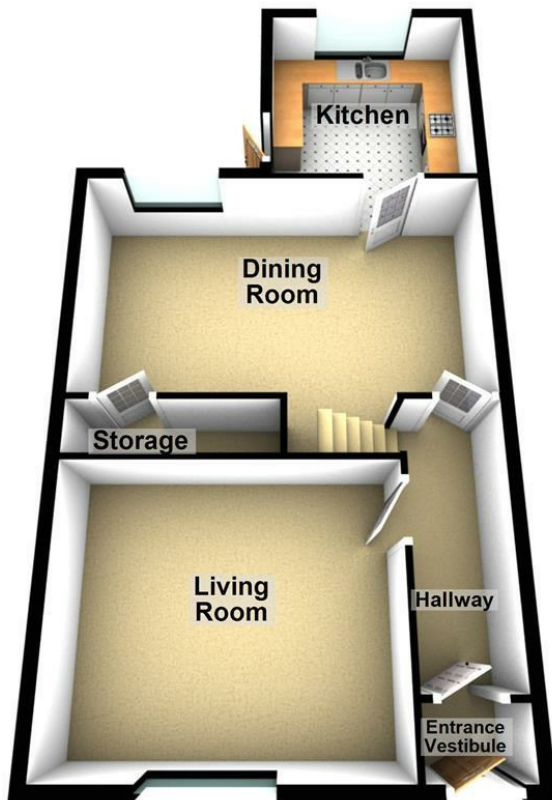
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

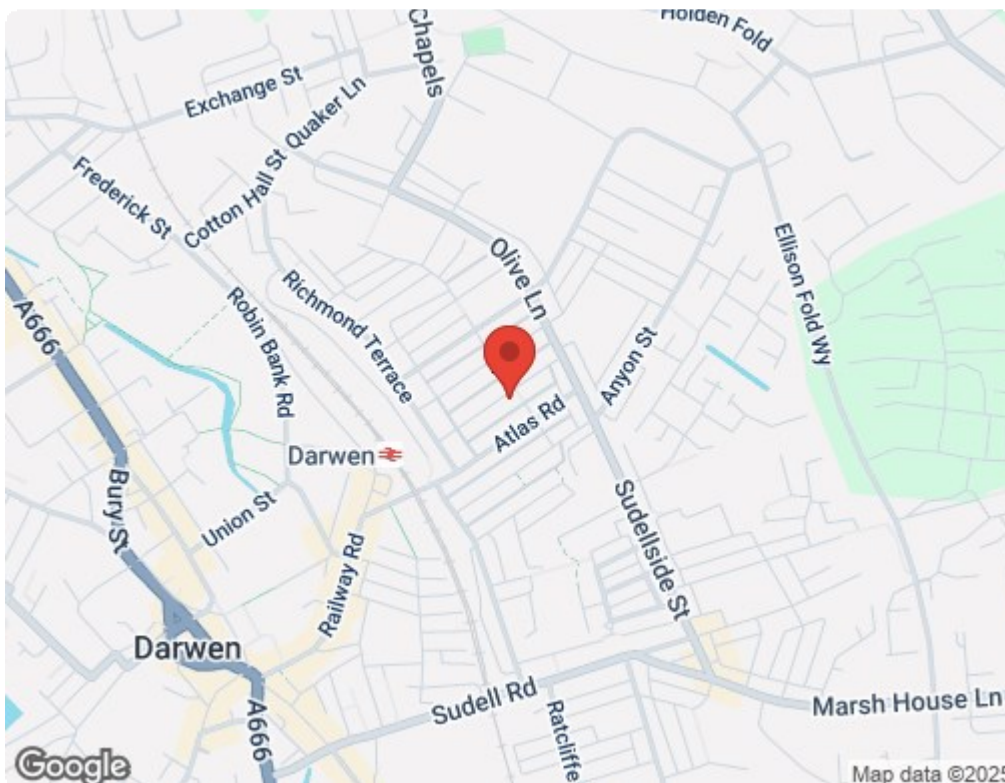
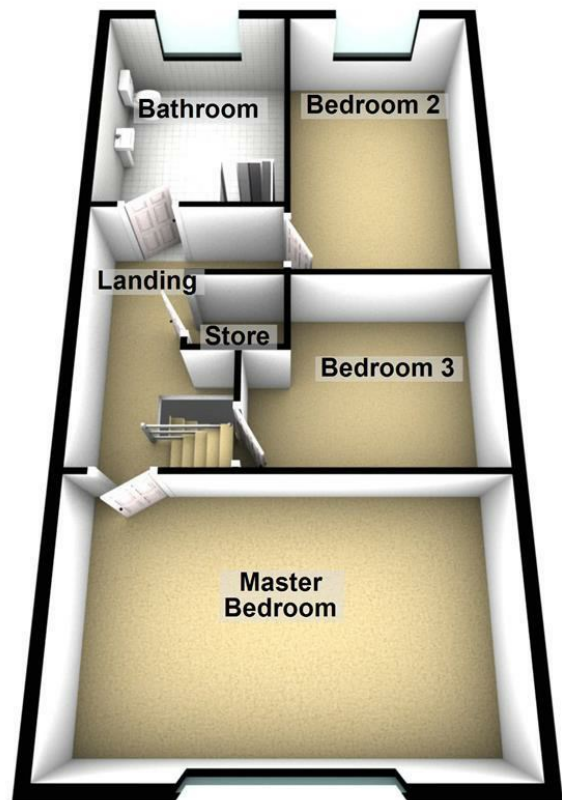
Coalfield & Mining Area: Not that seller's aware of



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		
EU Directive 2002/91/EC		
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