



## Sandy Lane, , Darwen, BB3 0PL

- Semi Detached Home
- Requires Modernisation
- Lower Darwen Location
- Sold Via Modern Auction
- Subject To Reserve
- Three Bedrooms
- No Onward Chain
- Two Sitting Rooms
- Buyers Fees Apply

**Auction Guide £135,000**





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## DESCRIPTION

Situated in Lower Darwen this good sized three bedroom semi detached home ticks all the boxes for modern day to day family life. Requiring modernisation this property makes the ideal first home for anyone with eye for DIY.

The property comprises; entrance porch, inner hall, two sitting rooms, kitchen, three bedrooms and a three piece bathroom. There are good size gardens to both the front & rear along with a private driveway & garage.

Positioned to the bottom of Sandy Lane the property ticks all the boxes for schools along with access to transport links such as the M65 motorway link. Surrounding town centres including both Blackburn & Darwen are within short proximity as well as local shops and convenience stores.

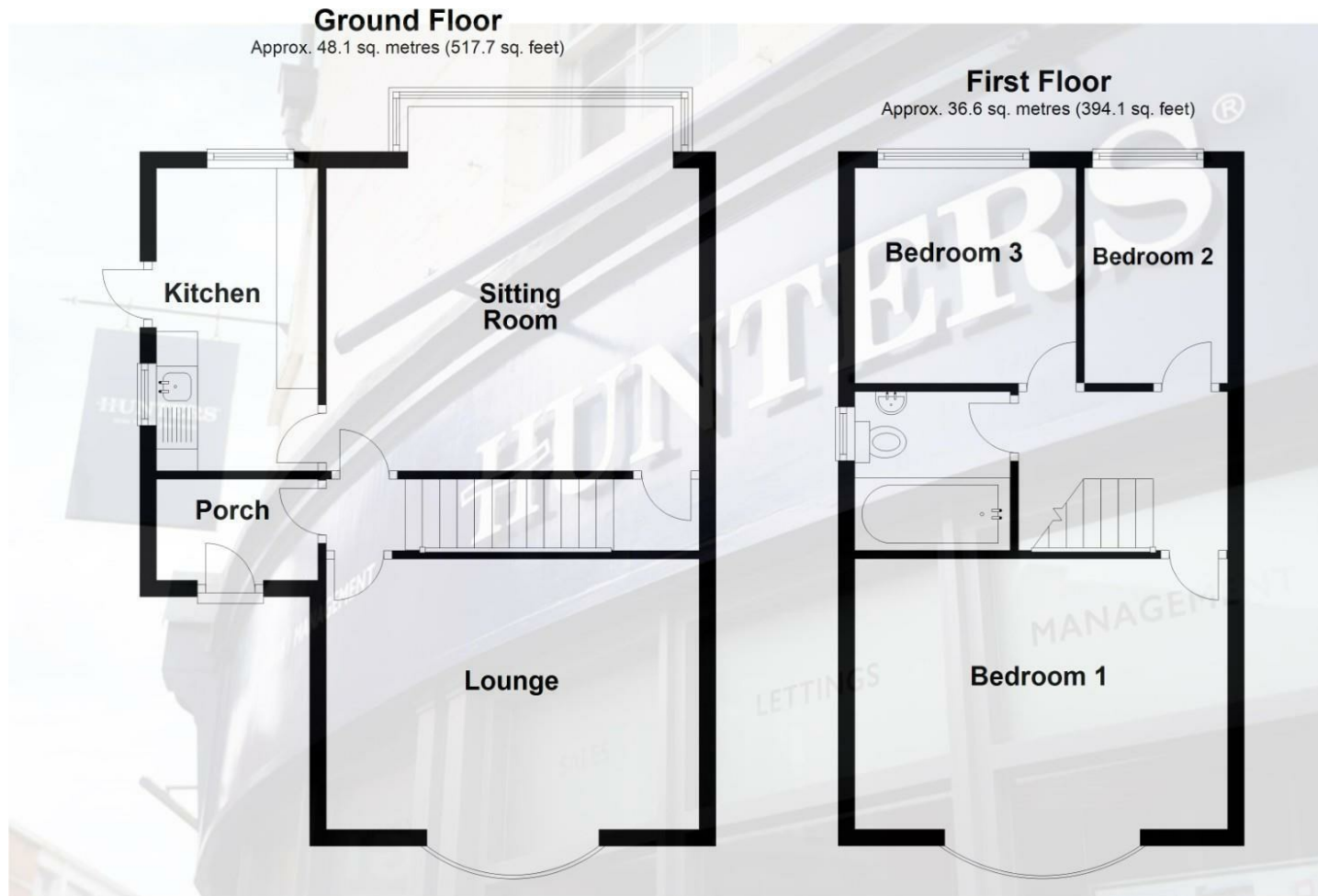
### Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.









Total area: approx. 84.7 sq. metres (911.8 sq. feet)

#### Viewings

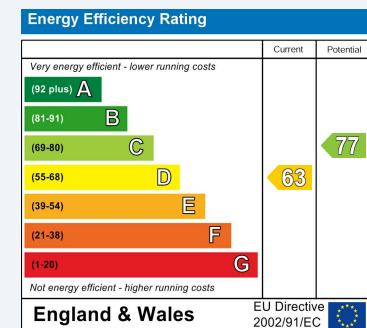
Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.