

**AINSWORTH LORD  
ESTATES**



AINSWORTH LORD  
ESTATES

**136 SUDELL ROAD  
DARWEN**

**£79,950  
FREEHOLD**

MID TERRACE PROPERTY ON SUDELL ROAD IN GOOD LOCATION \* GREAT SIZE LOUNGE \* SPACIOUS DINING KITCHEN \* TWO BEDROOMS \* FAMILY BATHROOM \* YARD TO THE REAR \* ON ROAD PARKING \* EXCELLENT SCHOOLS CLOSE BY \* CALL NOW TO VIEW \* INVESTMENT OPPORTUNITY \* FIRST TIME BUYERS



AINSWORTH LORD  
ESTATES



AINSWORTH LORD  
ESTATES

• 2 DOUBLE BEDROOMS • 2 RECEPTION ROOMS • FITTED KITCHEN • GARDEN TO THE FRONT WITH ON ROAD PARKING • SOME GOOD SCHOOLS IN CLOSE PROXIMITY • CLOSE TO ALL LOCAL AMENITIES • IN WALKING DISTANCE TO THE TRAIN STATION

## FULL DESCRIPTION

Ainsworth Lord Estates are delighted to offer for sale this spacious garden fronted terraced on Sudell Road, Darwen.

Located close to schools, shops and transport links. Only a 5 minute walk into the town center, its an ideal location.

The property comprises of..

Entrance vestibule into hallway.

### Lounge

A lovely front lounge, with carpet flooring and neutral décor.

### 2nd Reception room

A large 2nd reception room, carpet flooring. There is a storage cupboard in this room and access to the rear Kitchen.

The rear yard is spacious and paved with a small grass area.

### Kitchen

A fitted kitchen comprising of wall and base units, integrated hob and oven and extractor fan, space for a washing machine, sink and drainer unit, complimented with a laminate flooring.

Upstairs..

### Master Bedroom

The Master Bedroom is large and has neutral decor and benefits from laminate flooring.

The second bedroom is a good size double bedroom with

plenty of room for all of your bedroom furniture.

### Bathroom

A lovely bathroom suite, with a large walk in shower screen, wc and sink.

It's ready to make a lovely home!!!

For Re-Mortgages, Buy-To-Let Mortgages, and other Residential Mortgages. (Even for people with a poor credit rating).

NEVER PAY FOR MORTGAGE ADVICE. THERE IS NO NEED TO.

Our Mortgage Advisors - London & Country are one of the largest mortgage brokers in the UK, and have access to more lenders than other local mortgage providers, giving you more choice and potentially saving you thousands of pounds. PLUS...

Our clients receive a FREE INSURANCE VOUCHER to cover your survey and legal fees in the event your purchase falls through.

We are not aware of any other agent offering this extra bonus.

Contact us to arrange a call from our mortgage brokers - at a time to suit you, including evenings and weekends. Stamp Duty: 0% up to £125,000, 2% of the amount between £125,001 & £250,000, 5% of the amount between £250,001 & £925,000, 10% of the amount between £925,001 & £1,500,000. For some purchases, an additional 3% surcharge may be payable on



• WOULD BE AN IDEAL INVESTMENT (9% YIELD) • GREAT STARTER HOME OR INVESTMENT PROPERTY • VIEWING ADVISED

properties with a sale price of £40,000 and over. Please call us for any clarification on the new Stamp Duty system or to find out what this means for your purchase.

Note To Investors about the YIELD -

If you are interested in purchasing this property we expect a yield on this property to be 8-9%

We would find your tenant and do all your paperwork for FREE providing we were retained on full management.

(Subject to our T&C's)

Copyright Reserved.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the agent's express prior written consent. The agent's copyright must remain on all reproductions of material taken from this website.



## Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



## First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 77.8 sq. metres (837.7 sq. feet)

\*For illustrative purpose only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

Darwen Office Sales  
49 Market Street  
Darwen  
Lancashire  
BB3 1PS

01254 760660  
Darwen@AinsworthLordEstates.com  
www.ainsworthlordestates.com

**AINSWORTH LORD  
ESTATES**