

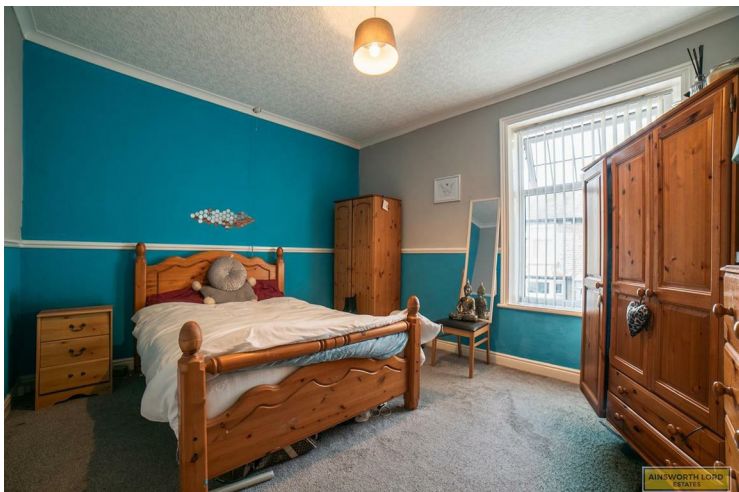
**AINSWORTH LORD  
ESTATES**



**45 BARON STREET  
DARWEN**

**£120,000  
LEASEHOLD**

BEAUTIFUL 2 BEDROOM GARDEN FRONTED TERRACE \*\* SUNNYHURST AREA- DARWEN \*\* MODERN LOUNGE \*\* LOVELY KITCHEN \*\* DINING ROOM \*\* 2 DOUBLE BEDROOMS \*\* BATHROOM SUITE \*\* CALL THE OFFICE NOW TO BOOK YOUR VIEWING \*\* REAR YARD \*\* CALL THE OFFICE TO VIEW



• LOVELY MID TERRACE • TWO BEDROOMS • TWO LARGE RECEPTIONS • REAR YARD • FITTED KITCHEN

### FULL DESCRIPTION

Ainsworth Lord estate agents are delighted to offer to sale the market this ideal first home to the market. Situated in the Sunnyhurst area of Darwen this modern styled garden fronted terrace has plenty to offer.

The property comprises of; entrance vestibule, front lounge, reception room and a rear large reception room. To the first floor you will find two double bedrooms also a three piece bathroom. All the bedrooms are a good size and can accommodate double beds, both offering plenty of storage space. uPVC double glazing is installed in each room as is gas central heating. To the rear of the house is a well maintained rear yard, a good space to sit out.

Situated in Sunnyhurst close to local shops and amenities as well as good bus routes in and out of town. There are a great range of primary and secondary schools within the area such as Avondale Primary School to cater for any educational requirements you may have.

To avoid disappointment please contact the office on 01254 760660 to book your viewings

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES AND ARE STRICTLY BY APPOINTMENT ONLY.

FREE - MORTGAGE ADVICE:

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.

NOTE TO BUYERS:

Ask us about Part-Exchange on this property.

If you need to sell your property to make this purchase then speak to us. We would be happy to discuss the various options you have. We could start with a Free Market Appraisal/Valuation.

We have dozens of Cash Rich Buyers looking for properties to acquire..... who knows perhaps we could get them to make an offer on yours? Give us a call and let's see how we can get you moving.

Or, perhaps you don't really need to sell the house you're in?



• LARGE BATHROOM • GARDEN FRONTED • DG/GCH • DO NOT MISS OUT • CALL THE OFFICE NOW TO VIEW

Have you considered this? You'd be surprised at the options available to you.

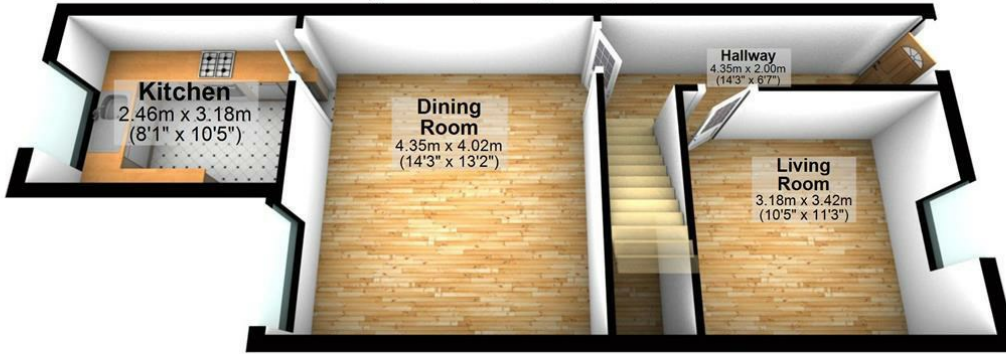
ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

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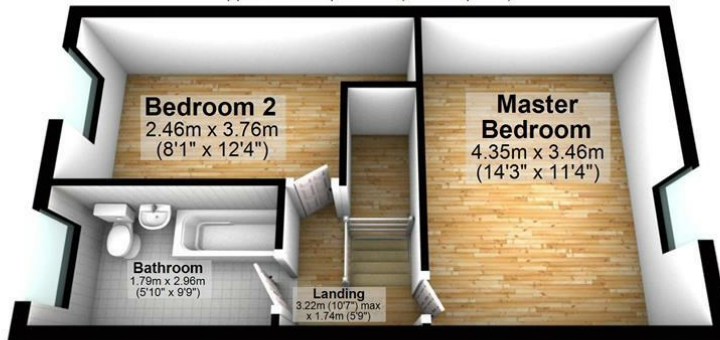
## Ground Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 81.8 sq. metres (880.3 sq. feet)



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

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