

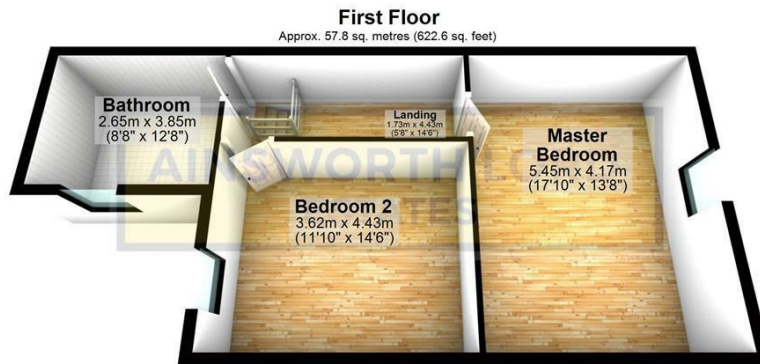
8 SANDRINGHAM ROAD

DARWEN, BB3 0BL

£85,000
FREEHOLD

LARGE 2 BEDROOM HOUSE ** IDEAL INVESTMENT/BTL OPPORTUNITY **2 RECEPTION ROOMS ** COSMETIC IMPROVEMENT REQUIRED ** 2 DOUBLE BEDROOMS *** LYNWOOD AREA *** GOOD SCHOOLS IN CLOSE PROXIMITY *** CLOSE TO LOCAL TRANSPORT LINKS *** 112 SQ METRES

**AINSWORTH LORD
ESTATES**



Total area: approx. 112.5 sq. metres (1210.9 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			
(69-80) C			72
(55-68) D		49	
(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

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**AINSWORTH LORD
ESTATES**