



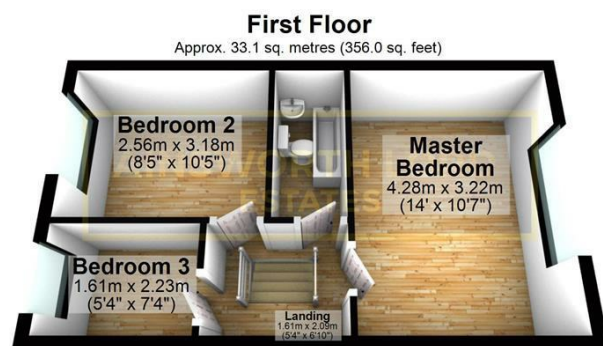
## 13 SARAH STREET

DARWEN, BB3 3ET

**£725 PCM**

BEAUTIFUL SPACIOUS 3 BEDROOM TERRACED PROPERTY \*\* MODERN KITCHEN \*\* LARGE LOUNGE \*\* MODERN 3 PEICE FAMILY BATHROOM WITH BATH \*\* REAR YARD \*\* ON ROAD PARKING \*\* IDEAL LOCATION CLOSE TO TRAIN STATION & TOWN CENTER \*\* AVAILABLE NOW

**AINSWORTH LORD  
ESTATES**



Total area: approx. 71.6 sq. metres (770.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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