



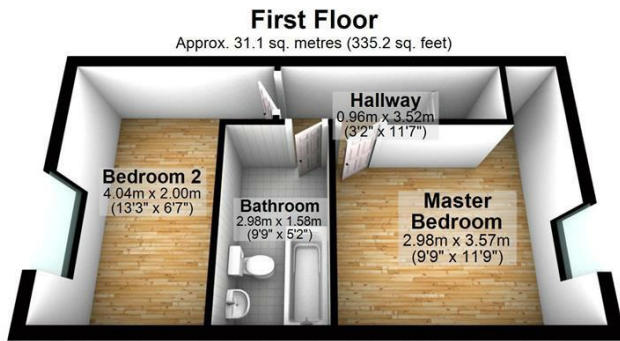
112 SUDELL ROAD

DARWEN, BB3 3JA

£99,950
FREEHOLD

ATTENTION INVESTORS/LANDLORDS!! ** SELLING WITH TENANTS IN SITU ** LOVELY MID-TERRACED PROPERTY ** TWO BEDROOMS ** SPACIOUS LOUNGE ** FITTED KITCHEN ** REAR YARD ** GOOD SCHOOLS & NURSERIES WITHIN WALKING DISTANCE ** CLOSE TO ALL TRANSPORT LINKS AND TOWN ** VIEWING RECOMMENDED ** CALL THE OFFICE TO VIEW **

**AINSWORTH LORD
ESTATES**



Total area: approx. 62.3 sq. metres (670.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(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 Lettings
49 Market Street
Darwen
Lancashire
BB3 1PS

01254 819298
Darwen@AinsworthLordEstates.com
www.ainsworthlordestates.com

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