



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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Web. proctorsestateagents.co.uk



72 Sudellside Street, Darwen

Offers Over £100,000 Chain Free!

A traditional stone faced mid terraced house, situated in a convenient location with local amenities and primary school close at hand. The property has the benefit of three bedrooms, a fitted three-piece bathroom with shower, two reception rooms and a modern fitted kitchen. PVC double-glazed windows, gas central heating and neutral décor throughout.

LOCATION

From Darwen town centre leave on Bolton road, turn left in Hardman Way and proceed in to Sudell Road, at the junction with Sudellside Street turn left and the property is on left-hand side.



72 Sudellside Street, Darwen

ENTRANCE VESTIBULE

ENTRANCE HALL

Karndean flooring

LIVING ROOM

Karndean flooring, PVC double-glazed window

SITTING ROOM

Karndean flooring, PVC double-glazed window, radiator

MODERN FITTED KITCHEN

Wall and floor units including drawers, four-plate gas hob, built in under oven, extractor hood, stainless steel single drainer sink unit, splashbacks, Karndean flooring, radiator, PVC double-glazed window, PVC door

FIRST FLOOR

Landing

BEDROOM 1

PVC double-glazing window, radiator

BEDROOM 2

PVC double-glazing window, radiator

BEDROOM 3

PVC double-glazing window, radiator, built in cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
Blackburn with Darwen Borough Council
TBC

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

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THREE-PIECE BATHROOM

Panelled bath with shower and screen, W/C, pedestal wash hand basin, vinyl flooring, tiled splash backs, heated towel rail/radiator

OUTSIDE

Rear yard



PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. 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.

COMPLIANCE

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



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