



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



37 Sarah Street, Darwen

Offers over £95,000, Chain free!

This stone-faced mid terrace house is conveniently situated close to all town centre amenities along with easy access to the railway station and bus station. Briefly comprises; Hallway, sitting room, living room/dining room, fitted kitchen, the first floor has two good-size bedrooms and a spacious bathroom. Benefits from PVC double-glazed windows and gas central heating. Viewing recommended for growing families. There is a rear yard and on road parking, the property benefits from new carpets and fresh décor.



37 Sarah Street, Darwen

LOCATION

From Darwen town centre leave on Railway Road continue into Atlas Road, right onto Olive Lane, first right into Sarah Street and the property is at the far end of the street on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

PVC front door

LOUNGE

10' 7" x 12' 8" (3.23m x 3.86m) PVC double-glazed window, radiator, new carpets, and fireplace.

DINING ROOM

16' 6" x 13' 6" (5.03m x 4.11m) PVC double-glazed window, radiator, new carpets, feature fireplace.

KITCHEN

13' 0" x 6' 0" (3.96m x 1.83m) Fitted wall and floor units including drawers, stainless steel single drainer and sink unit, plumbed for automatic washing machine,PVC double-glazed window, space for a cooker, exterior door

FIRST FLOOR

12' 4" x 5' 5" (3.76m x 1.65m) Landing, new carpets and loft access

BEDROOM 1

9' 6" x 5' 5" (2.9m x 1.65m) PVC double-glazed window, radiator, new carpets, storage cupboard/wardrobe



	Tenure	Freehold
	Ground Rent	
	Council Tax Band	Band A
	Local Authority	Blackburn with Darwen Borough Council
	EPC Rating	E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

37 Sarah Street, Darwen

BEDROOM 2

9' x 9' 5" (2.74m x 2.87m) PVC double-glazed window, radiator, new carpets

BATHROOM

9' 6" x 5' 5" (2.9m x 1.65m) Panelled bath, pedestal wash hand basin, low level WC, PVC double-glazed window, partially tiled with lino flooring

OUTSIDE

Enclosed yard to rear

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

Agents are required by law to conduct anti-money laundering checks on all those renting or 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 proceeding with checks.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk