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ESTATE AGENTS

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25 Sarah Street, Darwen

Offers Over £90,000

Perfectly positioned for commuters, this charming traditional stone-faced mid-terraced house is just a 3-minute walk from Darwen train station. From here it's quick and easy to reach Bolton, Blackburn and Manchester - making it an outstanding choice for anyone who needs reliable, stress-free access to work or the city. Offering generous and well-proportioned living space, the accommodation briefly comprises: welcoming entrance vestibule, spacious living room, separate sitting room, fitted kitchen, first floor, two good-sized bedrooms, and a three-piece bathroom with shower. In addition there is a useful attic room with roof window and a radiator. Benefits from gas central heating and PVC double-glazed windows. Outside there is a recently flagged enclosed yard, which enjoys excellent views over the West Pennine Moors and iconic Darwen Tower - the perfect spot to relax and unwind after



25 Sarah Street, Darwen

a busy day. Priced realistically at Offers Over £90,000, this is an excellent opportunity for first-time buyers or as a strong rental investment. Viewings are strongly recommended.

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 on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 p.a (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

Door through to;

LIVING ROOM

14' x 12' 9" (4.27m x 3.89m) Measurements into recess. PVC double-glazed window, radiator

SITTING ROOM

14' 3" x 12' 7" (4.34m x 3.84m) Measurements into recess. PVC door with double-glazed unit and window, radiator, under stairs storage cupboard

FITTED KITCHEN

8' 7" x 6' 4" (2.62m x 1.93m) Wall and floor units including drawers, four plate gas hob, built in under oven, extractor, stainless steel single drainer sink unit, wall mounted gas fired central heating boiler unit, two PVC double-glazed windows, vinyl flooring



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
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 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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FIRST FLOOR

Landing

BEDROOM 1

14' x 11' (4.27m x 3.35m) Measurements into chimney breast, PVC double-glazed window, radiator, large built in cupboard

BEDROOM 2

12' 7" x 7' 8" (3.84m x 2.34m) PVC double-glazed window, radiator

THREE PIECE BATHROOM

Panelled bath with shower, pedestal wash hand basin, low-level W.C, spot-lighting, panelled walls, PVC double-glazed window, radiator

ATTIC ROOM

13'9 x 10'1 (4.19m x 3.07m) Velux double-glazed window, radiator

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.

