







Sough Road, , Darwen, BB3 2HA

- End Terrace With Parking
- Requires Modernistion
- No Chain
- Boarded Loft Room
- Two Bedrooms
- Spacious Garden & Garage
- Excellent Project

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£145,000

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DESCRIPTION

Available now with no onward chain, this end terrace offers great value for money for anyone wanting a house project.

The property comprises; entrance porch, front lounge, dining kitchen, rear porch, two double bedrooms, shower room & separate WC. From the landing there is a drop down ladder to a boarded loft room. Internally the property is liveable, but does appeal to those wanting a project.

Externally there is a good size garden to the rear with access to an attached garage. The property also benefits from a single driveway.

The property is located close to local shops and amenities as well as bus routes providing great access to Darwen Town centre which is within 0.5 miles. There is a great range of schools in the area to cater any educational requirements you may have.

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 £30 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.



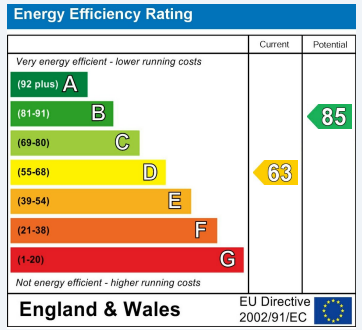






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact darwen@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

16 Wellington Fold, Darwen, Lancashire, BB3 1PU
Tel: 01254 706471 Email: darwen@hunters.com https://www.hunters.com

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