



PROCTORS

ESTATE AGENTS

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84 Sudellside Street, Darwen

Offers over £99,950

ATTENTION LANDLORDS, TENANT IN SITU!! A stone-faced mid terrace property situated in the residential locality of Sudell. Large family sized accommodation comprises: entrance hall, two large reception rooms and a large separate fitted kitchen, first floor, three bedrooms and a three-piece bathroom with shower. Situated in this convenient location with all local amenities and primary school close at hand. The property is being sold with a longstanding tenant, currently pays £695 p.c.m



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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.

TENURE

The vendor is unsure of the tenure. Gov.uk states that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ENTRANCE VESTIBULE

HALLWAY

SITTING ROOM

12' x 13' 9" (3.66m x 4.19m) Carpet flooring, Radiator, PVC double-glazed window, double doors to;

DINING ROOM

13' x 14' (3.96m x 4.27m) PVC double-glazed window, radiator, door into kitchen.

KITCHEN

9' 11" x 9' 10" (3.02m x 3m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, plumbed for automatic washing machine, PVC double-glazed window, exterior door, lino flooring

LANDING

Landing, PVC double-glazed window

BEDROOM 1

13' 10" x 10' (4.22m x 3.05m) PVC double-glazed window, radiator, carpet flooring



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Gov.uk States Freehold

Band A
Blackburn with Darwen Borough Council
D

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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BEDROOM 2

11' 9" x 9' (3.58m x 2.74m) PVC double-glazed window, radiator, carpet flooring

BEDROOM 3

10' x 5' 11" (3.05m x 1.8m) PVC double-glazed window, radiator, carpet flooring

BATHROOM

11' x 4' (3.35m x 1.22m) Panelled bath with shower over, pedestal wash hand basin, low level WC, PVC double-glazed window, lino flooring

OUTSIDE

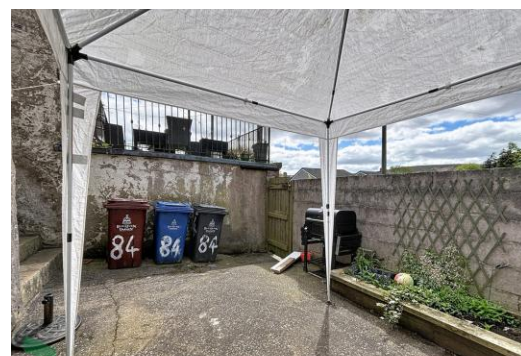
Enclosed rear yard

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

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.



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