



25 Sarah Street, Darwen

Offers over £90,000

This traditional stone faced mid terraced house offers generous size living accommodation and is within walking distance to the train station and all town centre amenities. The accommodation briefly comprises; entrance vestibule, living room, sitting room, separate fitted kitchen, first floor, two bedrooms, and a three-piece bathroom with shower, in addition there is a attic room with roof window and a radiator. Benefits from gas central heating and PVC double-glazed windows. Viewing is strongly recommended at this realistic asking price we feel it would be ideal as a rental investment or a first time buy.

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.



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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

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

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.



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