



**PROCTORS**  
ESTATE AGENTS

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**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  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band A  
Blackburn with Darwen Borough Council  
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.



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