



PROCTORS
ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



8 Sark Gardens, Blackburn

"Offers Over" £145,000

An immaculate modern town house enjoying a quiet cul-de-sac location in this well established and convenient residential area, close to local amenities, Royal Blackburn Hospital and the M65 motorway with J 4&5 nearby. The well-presented property is in excellent condition throughout and has 2 double bedrooms (one with en suite shower room), a family bathroom, an attractive lounge, fully fitted kitchen and two-piece cloakroom. It has gas central heating and PVC double glazing. There are garden areas to the front and rear (enclosed with garden shed) and there are parking areas to the rear. Viewing is highly recommended.



8 Sark Gardens, Blackburn

TENURE

We have been advised that the property is freehold.

ACCOMMODATION

ENTRANCE HALL

Laminate floor, radiator

TWO PIECE CLOAKS

WC, wash basin, wash basin

LOUNGE

16' 3" x 11' 9" (4.95m x 3.58m) PVC double glazed french doors, open staircase with spindled balustrade, radiator, laminate floor

FULLY FITTED KITCHEN

8' 6" x 8' (2.59m x 2.44m) Wall and floor units including drawers, built in oven, gas job, extractor, stainless steel sink drainer unit, PVC double glazed window, plumbed for washer

FIRST FLOOR LANDING

Built in cupboard (gas fired central heating boiler unit)

BEDROOM 1

13' x 11' 7" (3.96m x 3.53m) 2 PVC double glazed windows, 2 radiators, laminate floor, loft access

EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, radiator, PVC double glazed window

BEDROOM 2

11' 11" x 8' 7" (3.63m x 2.62m) Radiator, PVC double glazed window, built in wardrobe

THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window, radiator



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	70

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.

8 Sark Gardens, Blackburn

OUTSIDE

Gardens front and rear (enclosed with shed) parking to shed

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk



Proctors Darwen
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsstateagents.co.uk
Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		