



PROCTORS

ESTATE AGENTS

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12 Sandon Street, Darwen

(Offers Over) £75,000

A traditional stone built garden fronted mid terrace offering deceptively spacious accommodation, ideal for a purchaser looking to put their 'own stamp on a property. The accommodation briefly comprises; entrance vestibule, sitting room, living room/dining room, a fitted kitchen, first floor, two bedrooms and a bright three-piece bathroom. Gas central heating and PVC double-glazed windows are installed throughout. Local amenities are all nearby and the town centre, railway station and bus services are all within easy reach



12 Sandon Street, Darwen

LOCATION

From Darwen town centre leave on Railway Road, continue into Atlas Road and turn left into Olive Lane then left again into Sandon Street and the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold (a nominal amount). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, original coving to ceiling, half glazed door through to;

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

13' 1" x 10' 3" (3.99m x 3.12m) PVC double-glazed window, radiator, meter cupboard

LIVING ROOM

14' x 11' 7" (4.27m x 3.53m) PVC double-glazed exterior door, electric fire, radiator, under stairs storage

SEPARATE FITTED KITCHEN

9' 9" x 5' 9" (2.97m x 1.75m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit (new Dec 2021), tiled floor, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band
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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FIRST FLOOR

Loft hatch

BEDROOM 1

14' x 9' 8" (4.27m x 2.95m) PVC double-glazed window, radiator

BEDROOM 2

11' 9" x 8' 5" (3.58m x 2.57m) PVC double-glazed window, radiator

BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, towel rail, PVC double-glazed window, part tiled elevations, built in cupboard

OUTSIDE

Small garden area to the front, enclosed 'L' shaped 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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