



PROCTORS

ESTATE AGENTS

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72 Sudell Road, Darwen

£88,500

A deceptively spacious stone faced, garden fronted mid terrace, providing ready to move into living accommodation which in our opinion would be ideal as a first time buy. The property has the benefit of two good size bedrooms, a three-piece bathroom with shower and really useful attic room. The ground floor has a vestibule with feature etched glass door, hallway, two reception rooms and a separate fitted kitchen. PVC double-glazed windows are installed throughout, the roof and chimney were new approximately 6 years ago, the yard has been re-rendered and has a new gate. The front garden wall has been rebuilt and has new drainage in place. It is conveniently situated close to all amenities at Sudell and is within walking distance to the town centre and railway station.



72 Sudell Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue ahead into Sudell Road and the property is set back from the road on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 999 approximately £1.60pa. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Original coving, dado rail, etched glass door through to;

HALLWAY

Original coving to ceiling, coat hooks

SITTING ROOM

13' 1" x 10' 3" (3.99m x 3.12m) PVC double-glazed window, tiled fireplace, electric fire, original coving to ceiling, picture rail

LIVING ROOM

14' x 12' 9" (4.27m x 3.89m) PVC double-glazed window, gas fire, under stairs storage cupboard

FITTED KITCHEN

10' 1" x 7' 8" (3.07m x 2.34m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, electric hob, built in under oven, extractor, plumbed for automatic washing machine, tiled splash-backs

FIRST FLOOR

Wall light

BEDROOM 1

14' 14" x 13' (4.62m x 3.96m) Measurements into recess. PVC double-glazed window, gas fire

BEDROOM 2

14' 1" x 13' (4.29m x 3.96m) PVC double-glazed window, gas fire, built in cupboard, access through to;



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Leasehold

£2

Band A

Blackburn with Darwen Borough Council

Band E

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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BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, built in airing cupboard, PVC double-glazed window

ATTIC ROOM

12' 5" x 8' 8" (3.78m x 2.64m) Roof window



OUTSIDE

The front garden wall has been re-built along with new drainage. To the rear there is an enclosed yard with new gate and recently re-rendered wall

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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