



# PROCTORS

ESTATE AGENTS

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## 38 Sarah Street, Darwen

Offers Over £90,000

ATTENTION LANDLORDS! This traditional stone faced mid terraced house is conveniently situated within walking distance to the town centre, railway Station and bus station. The accommodation offers three first floor bedrooms and a three-piece family bathroom with shower. The ground floor has a entrance vestibule, attractive living room and a newly fitted breakfast kitchen. Benefits from gas central heating and PVC double-glazed windows. The property is being sold with a longstanding tenant, currently pays £550 p.c.m

### 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.



## 38 Sarah Street, Darwen

### TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 years and approximately £1.50 p.a. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC front door, original coving to ceiling, half glazed door through to;

#### LIVING ROOM

14' 56" x 14' 5" (5.69m x 4.39m) Measurements into recess. PVC double-glazed window, radiator, electric stove effect fire, meter cupboard, under stairs storage area/work station with spotlight

#### FITTED BREAKFAST KITCHEN

12' 8" x 10' 6" (3.86m x 3.2m) Fitted wall and floor units including drawers, breakfast bar, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, black extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door

#### FIRST FLOOR

Landing

#### BEDROOM 1

14' 65" x 9' 13" (5.92m x 3.07m) PVC double-glazed window, radiator, laminate flooring

#### BEDROOM 2

10' 98" x 8' 06" (5.54m x 2.59m) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band A  
Blackburn with Darwen Borough Council  
TBC

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.

## 38 Sarah Street, Darwen

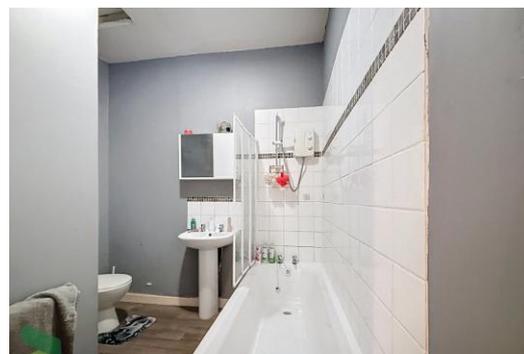
### BEDROOM 3

8' 11" x 6' 27" (2.72m x 2.51m) Minimum without recess 4'97ft. PVC double-glazed window, radiator



### 'L' SHAPED FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled splash-backs, loft hatch



### OUTSIDE

To the rear there is a generous size enclosed yard



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**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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