PROCTORS
ESTATE AGENTS

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## 9 Sudell Close, Darwen

**Offers over £160,000**

A semi-detached dormer house situated in a quiet but convenient cul-de-sac, close to local amenities in the sudell area, including primary schools, nurseries and shops.
The property has been well maintained but offers good potential for improvement, the property comprises of a lounge, dining room, kitchen, 2 bedrooms and a 3peice bathroom suite. It has electric heating and PVC double glazing, there are gardens to the front and rear and a garage with access from the rear.

### LOCATION

From Darwen town centre, head south on market street (A666), onto Bolton road at the lights turn left onto Hardman way, which turns into Sudell road, Sudell close is located at the top of Sudell road and the property is located on your left hand side







# 9 Sudell Close, Darwen











## TENURE
We are advised by the vendor that the property is Leasehold, on a 999 year lease from 1962. The ground rent is £6.50 per annum. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

## ENTRANCE HALL
storage heater, PVC door

## LOUNGE
15' 2" x 13' 10" (4.62m x 4.22m) pvc window, electric heater

## DINING ROOM
10' 4" x 8' 10" (3.15m x 2.69m) storage heater, pvc window

## KITCHEN
10' 2" x 8' 11" (3.1m x 2.72m) wall and floor units, stainless steel single drainer sink unit, PVC double glazed window and door, under stairs storage cupboard, plumbed for automatic washing machine

## FIRST FLOOR

## BEDROOM 1
10' 7" x 10' 4" (3.23m x 3.15m) pvc window, storage heater, built in wardrobes

## BEDROOM 2
7' 7" x 10' 7" (2.31m x 3.23m) built in sliding wardrobes, PVC window

## BATHROOM
6' 7" x 5' 8" (2.01m x 1.73m) panelled bath with shower over, wc, pedestal sink

## OUTSIDE
gardens front and rear, driveway, garage to rear of property

## 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

| | |
|---|---|
| Tenure | Leasehold |
| Ground Rent | £7 |
| Council Tax Band | Band B |
| Local Authority | Blackburn with Darwen Borough Council |
| EPC Rating | 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.

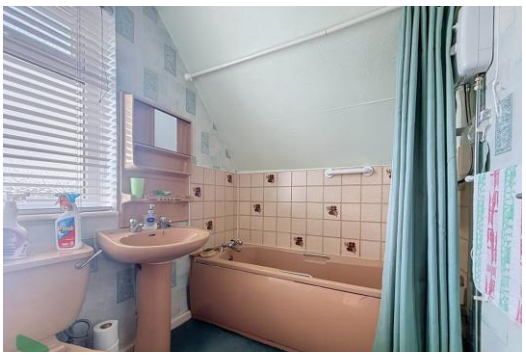
all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.





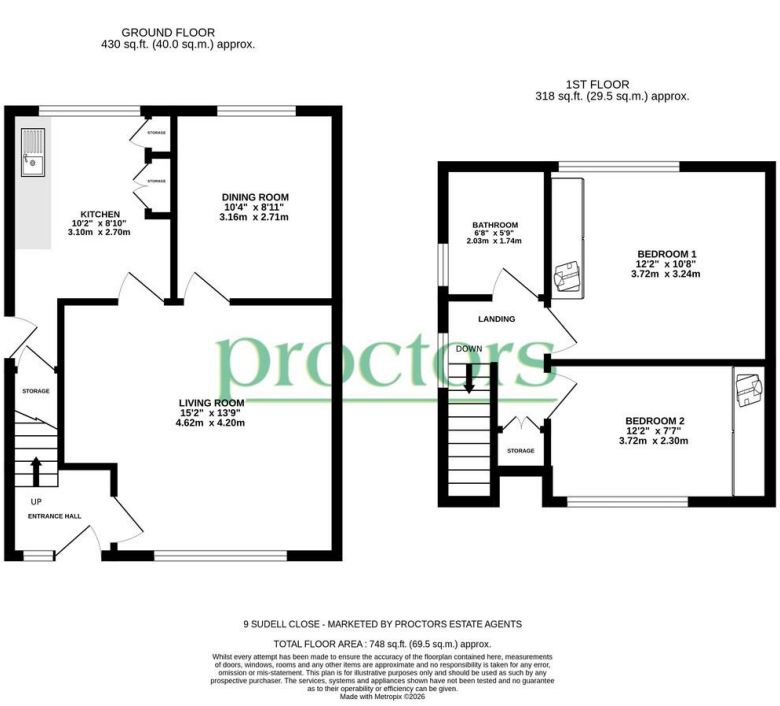






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