

HUNTERS[®]

HERE TO GET *you* THERE



Sudell Road

Darwen, BB3 3HW

£750 Per Calendar Month



This well presented garden fronted terrace finished to an exceptional standard with a deceptively spacious layout to the ground floor.

The property briefly comprises of; entrance vestibule, front lounge, rear sitting room and a modern extended kitchen. To the first floor there are two double bedrooms and a three piece bathroom suite. To the rear accessible from the kitchen is a flat concrete yard area.

The house is well situated within walking distance of local shops and amenities. Darwen town centre is situated within 1 mile where all major transport links can be found such as bus train stations. There is a great range of schools in the area to cater any educational requirements you have. There is easy access to neighbouring towns such as; Blackburn, Bolton, Preston via a good network of roads and motorway links.

Contact a member of our lettings team who will be happy to assist further.



ENTRANCE VESTIBULE

LOUNGE 13'8" x 12'11" (4.17 x 3.94)
Upvc double glazed window, gas central heated radiator, wood floor.

SITTING ROOM 13'8" x 12'9" (4.17 x 3.89)
Upvc double glazed window, gas central heated radiator, gas fire with surround, twin wall mounted lights.

KITCHEN 18'9" x 6'9" (5.72 x 2.06)
Range of wall & floor units, composite rear door, two Upvc double glazed windows, integrated oven & hob, integrated washing machine, spotlights, extractor hood, gas central heated radiator.

BEDROM ONE 14'0" x 12'11" (4.27 x 3.94)
Spotlights, Upvc double glazed window, gas central heated radiator.

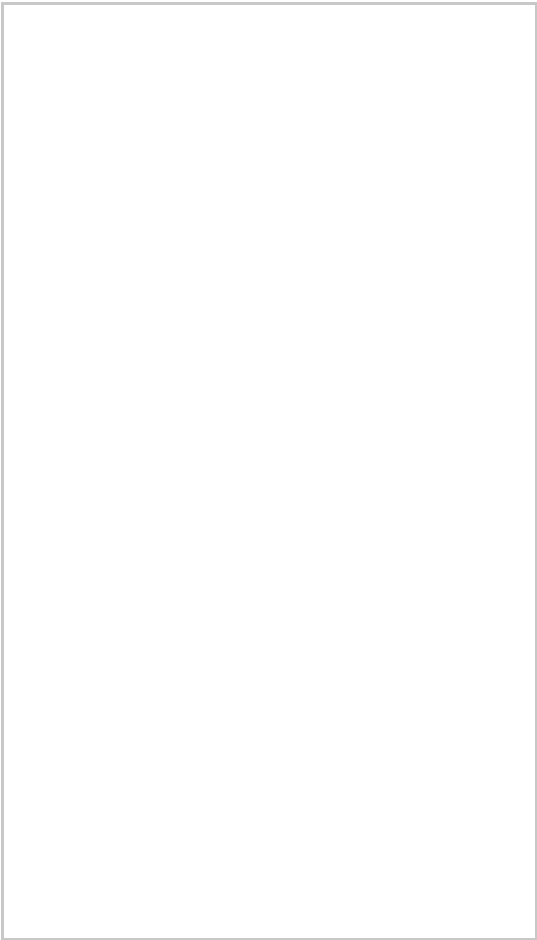
BEDROOM TWO 12'10" x 7'5" (3.91 x 2.26)
Upvc double glazed window, gas central heated radiator, fitted storage.

BATHROOM 9'11" x 5'10" (3.02 x 1.78)
Panel bath with shower, fitted vanity unit with WC, storage with combi boiler, Upvc double glazed window, spotlights, gas central heated radiator.

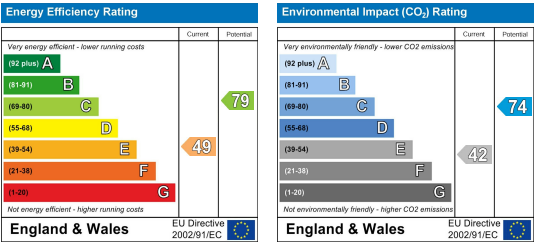
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.