



**Sudellside Street  
Darwen  
Lancashire  
BB3 3DL**

**Offers In Excess Of £90,000**

**bettermove**

# Sudellside Street

## Darwen

Bettermove are proud to present this 3 bedroom terraced house in Darwen available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

The property is tenanted and rental yields can be obtained through Bettermove.

The interior of this property comprises a spacious living room, conservatory and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The loft space has also been converted into another bedroom on the second floor. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Darwen, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M65, Darwen Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

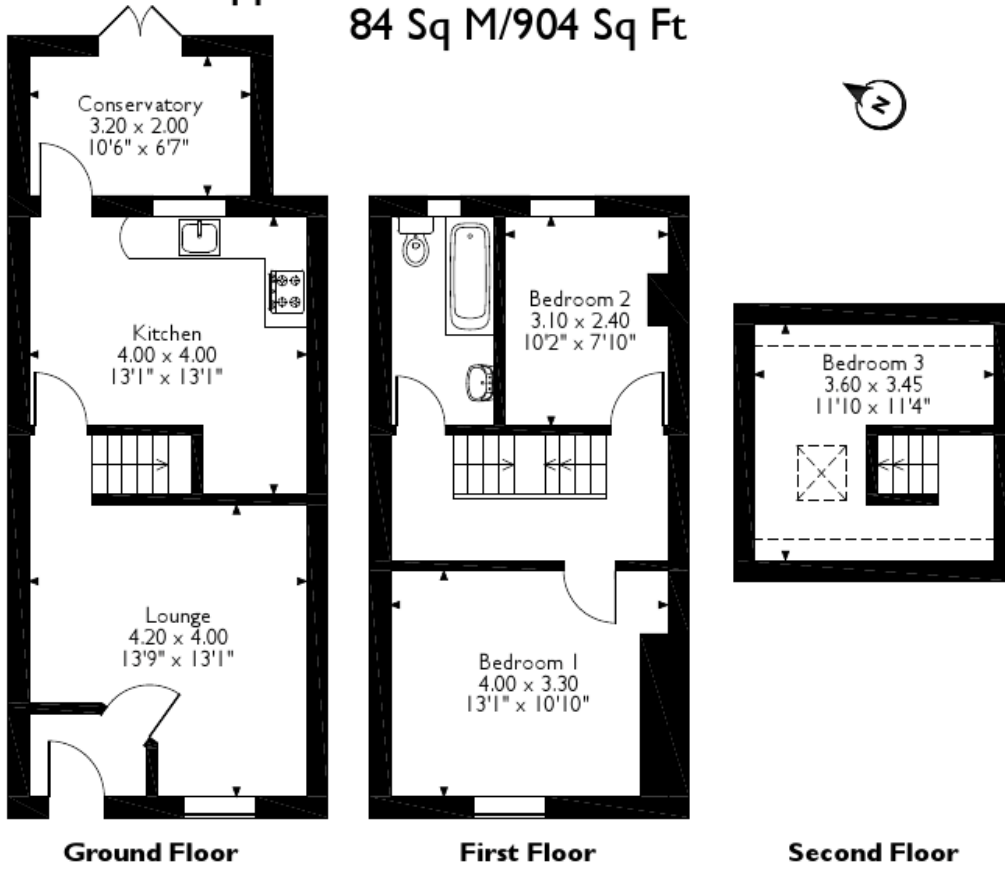
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Sudellside Street, Darwen, Lancashire  
 Approximate Gross Internal Area  
 84 Sq M/904 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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