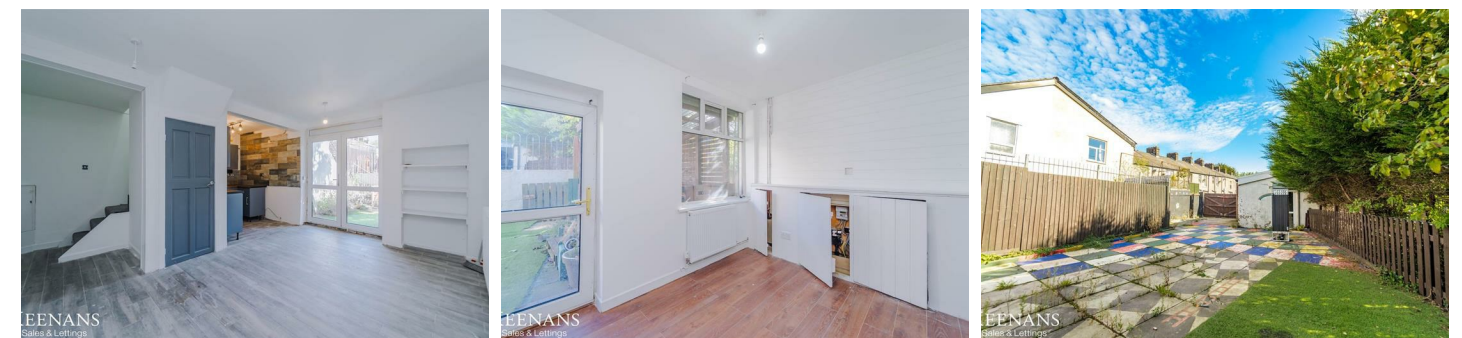


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Sudell Road, Darwen, BB3 3HD

### £170,000

#### A GREAT INVESTMENT OPPORTUNITY

Located on Sudell Road in the vibrant town of Darwen, this unique three-bedroom detached property presents an exceptional opportunity for both residential living and investment. Previously operating as a nursery school, the property boasts a wealth of outdoor space, making it ideal for families or those seeking a versatile environment.

Upon entering, you will find three generously sized bedrooms on the first floor, complemented by a well-appointed three-piece bathroom. The ground floor features a spacious, open plan living/kitchen, alongside an additional living area that can be adapted for various uses, whether as further living space, or a home office.

The property also benefits from extra outdoor storage, as well as an outbuilding that could be adapted to a garage. Its prime location in a bustling town ensures that you are never far from local amenities, making it a convenient choice for everyday living.

This property is not only a charming home but also a fantastic investment opportunity, given its previous commercial status and the potential for various uses. With its blend of space, functionality, and location, this property is sure to attract interest from a wide range of buyers. Don't miss the chance to make this versatile space your own.

Some images have been digitally staged using AI, to illustrate the potential layout and appearance of the property.



Sudell Road, Darwen, BB3 3HD

£170,000

**3****1****2****C**

- Ideal Investment Opportunity
  - Open Plan Living/Kitchen
  - On Street Parking
  - EPC Rating: C
- Detached Property
  - Three Piece Bathroom
  - Tenure: TBC
- Three Bedrooms
  - Enclosed Rear Garden And Out Buildings
  - Council Tax Band: A

Ground Floor5'1 x 3'2 (1.55m x 0.97m)

Hall10'8 x 8'4 (3.25m x 2.54m)  
UPVC double glazed frosted entrance door, UPVC double glazed window, meter cupboard, wood effect flooring and door to open plan living/kitchen.

Open Plan Living/Kitchen28'9 x 15'8 (8.76m x 4.78m)  
Two central heating radiators, wall and base units, wood effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, under stairs storage, part tiled floor, part wood effect floor, stairs to first floor, door to reception room and UPVC double glaze doors to rear.

Reception Room13'2 x 8'8 (4.01m x 2.64m)  
UPVC double glazed window, central heating radiator and storage.

First Floor

Landing20'6 x 7'6 (6.25m x 2.29m)  
Central heating radiator, loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One11'10 x 7'9 (3.61m x 2.36m)  
UPVC double glazed window and central heating radiator.

Bedroom Two15'7 x 7'8 (4.75m x 2.34m)  
Two UPVC double glazed windows, central heating radiator, loft access and smoke alarm.

Bedroom Three8'6 x 8'1 (2.59m x 2.46m)  
UPVC double glazed window and central heating radiator.

Bathroom9'5 x 4'5 (2.87m x 1.35m)  
Central heating radiator, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, tiled bath with mixer tap and electric feed shower over, part tiled elevation and wood effect flooring.

External

RearArtificial lawn, decking, paving and two outbuildings.

Outbuilding One21'6 x 13'8 (6.55m x 4.17m)  
UPVC double glazed door, two UPVC double glazed windows, loft access and smoke alarm.

Outbuilding Two

