



Derwent Street, Darwen

- BUY TO LET INVESTMENT
- Dining Kitchen
- Front Lounge
- Attractive Decor Throughout
- Sold With Sitting Tenant
- Three Piece Bathroom
- Rear Garden With Access To A Car Park
- Fully Managed Through Hunters

Guide Price £85,000

HUNTERS®
HERE TO GET *you* THERE

Derwent Street, Darwen

DESCRIPTION

INVESTMENT OPPORTUNITY - BUY TO LET - SOLD WITH SITTING TENANT

This two bedroom terrace situated on a quiet street in Darwen is being sold with a sitting tenant paying £395 PCM.

The property comprises; entrance vestibule, lounge, dining kitchen, two bedrooms and a bathroom.

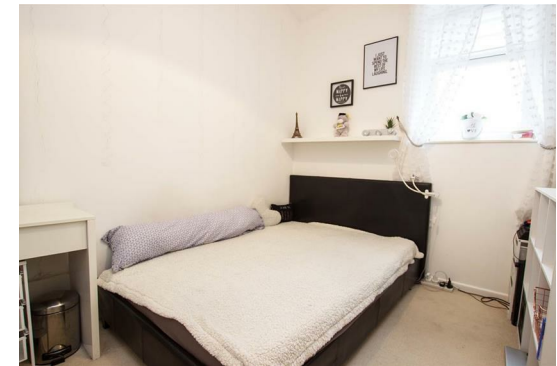
Tenancy details below;

- * Rental income £395 PCM
- * Tenants are on a rolling periodic month to month contract
- * Tenants have lived there 8 years
- * Deposit registered

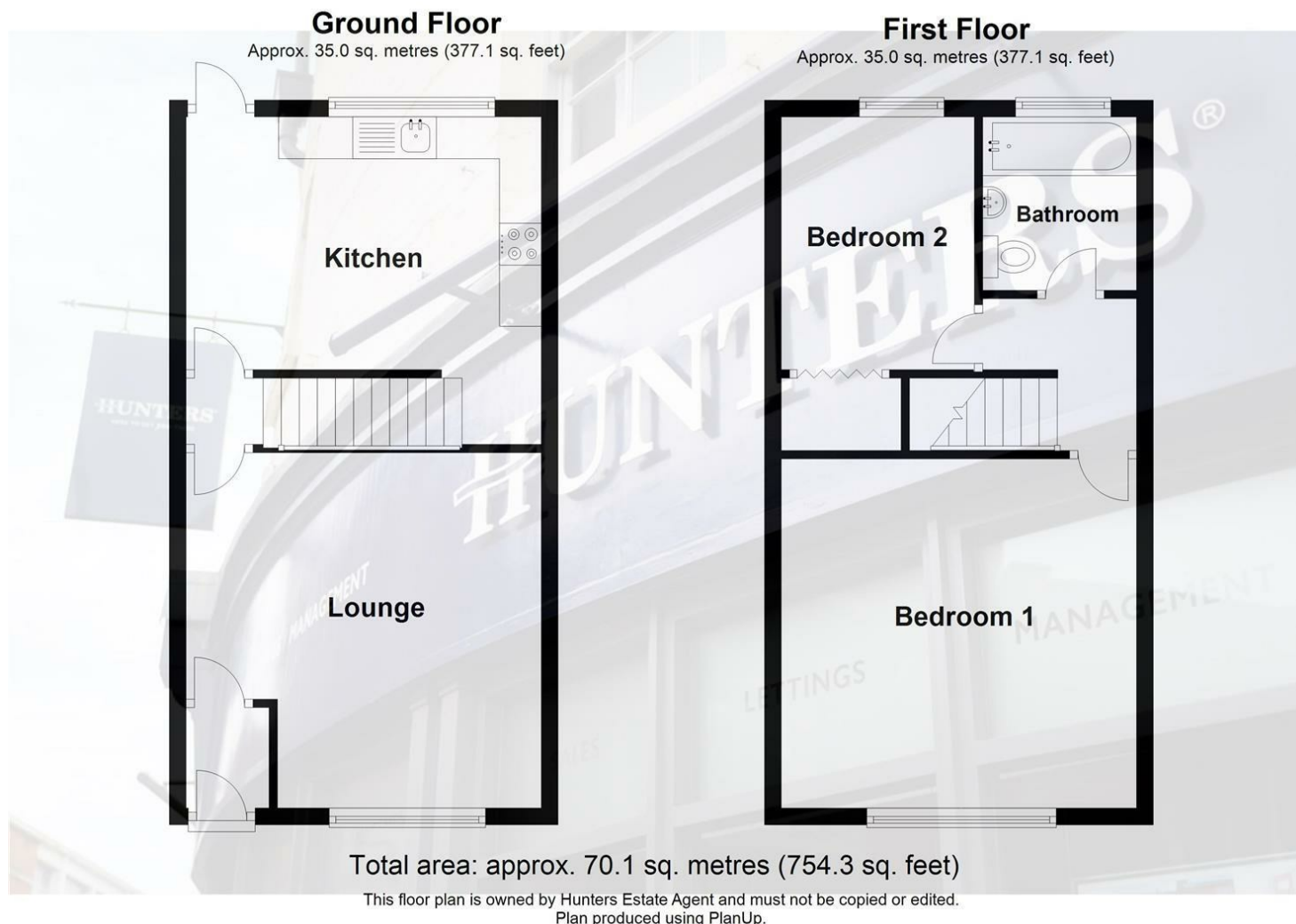
House info

- * Council tax band - A
- * Tenure - TBC

For further details contact our sales team today.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

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