



Victoria Street, , Darwen, BB3 3HB

- Newly Renovated Terrace
- New Kitchen
- Walking Distance To Train Station

- Two Bedrooms
- New Bathroom
- No Chain

£115,000



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DESCRIPTION

Available with no onward chain this newly renovated terrace makes an excellent first home or buy to let.

The property comprises; vestibule, front lounge, dining kitchen, two bedrooms and a three piece bathroom. The property has been fully renovated throughout, including new electrics, new central heating system along with internal finishings.

Victoria Street is located within a 5 minute walk from Darwen train station, with a 45 minute commute to Manchester. The town centre is easily accessible on foot and there are excellent surrounding walking routes up towards Blacksnape.

OUR THOUGHTS - 'If you are searching for your first home or want a simple & convenient buy to let property then this should be on your watchlist'



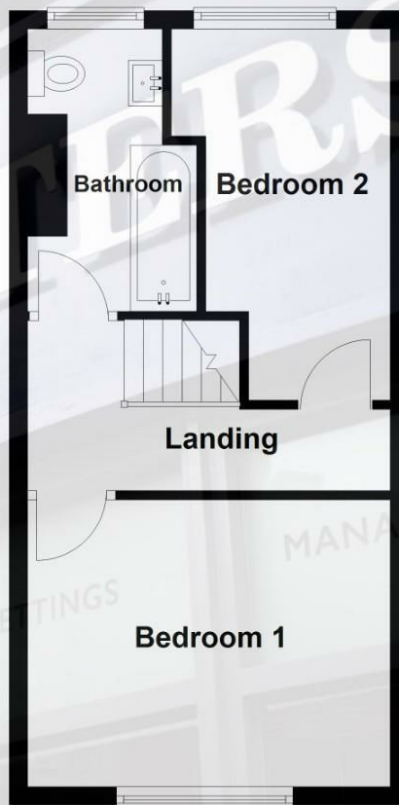
Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



Total area: approx. 65.7 sq. metres (706.9 sq. feet)

Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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		69	78
		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.