



Blackburn Road, Darwen

- Garden Fronted Terrace
- Front Lounge
- Dining Kitchen
- Three Piece Bathroom
- Convenient Location
- Requires Modernisation
- Sitting Room
- Two Double Bedrooms
- Great Buy To Let Option
- NO CHAIN

Offers Over £60,000



Blackburn Road, Darwen

DESCRIPTION

We bring to the market this spacious garden fronted terrace, ideally suited to the buy to let market. With the right touch of TLC we see a potential return of £575+ PCM.

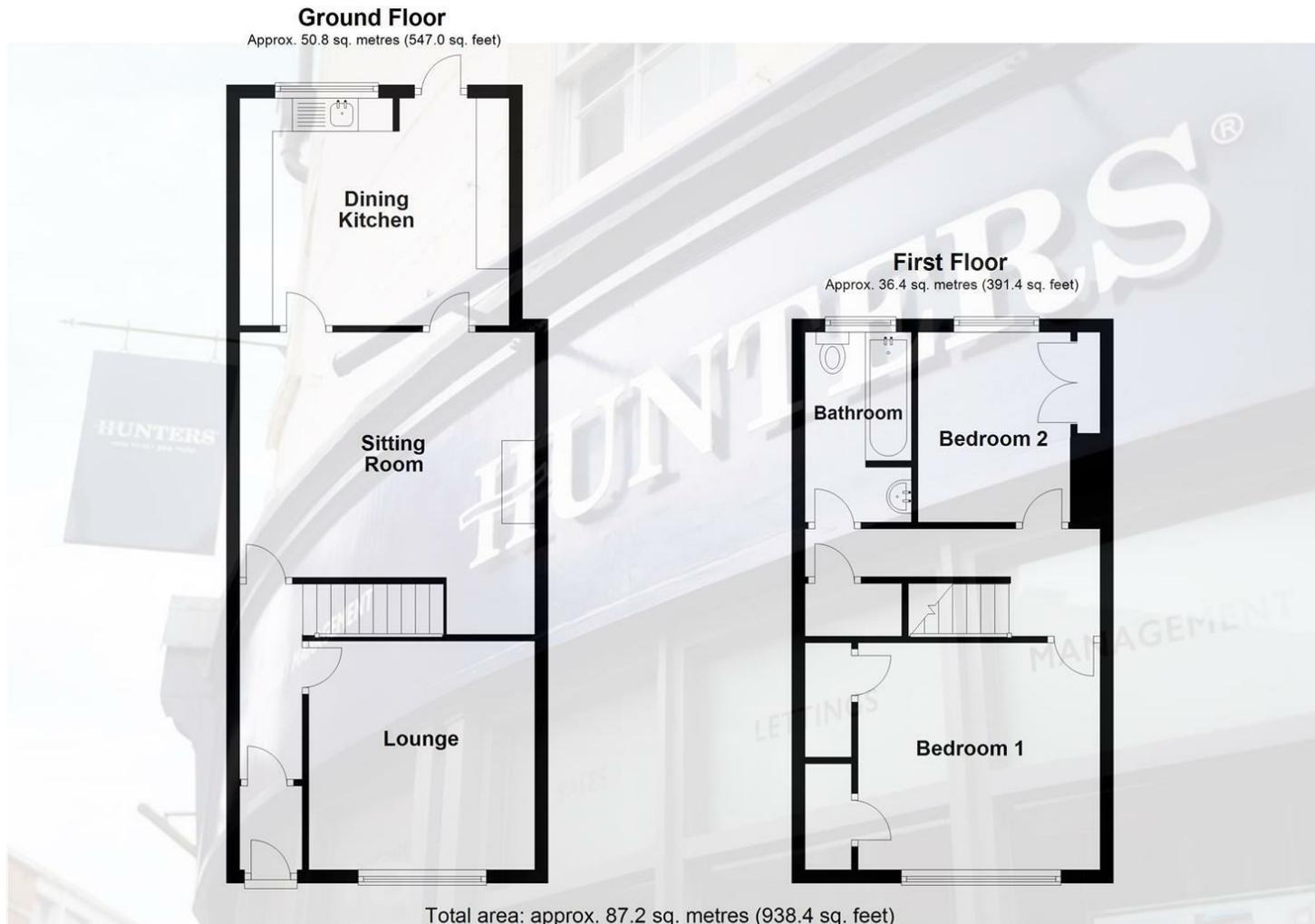
The property briefly comprises; entrance vestibule, entrance hallway, front lounge, sitting room and dining kitchen. To the first floor there are two double bedrooms and a three piece bathroom. The house is in decent liveable condition, but really suits buyers looking to modernise throughout.

The house is situated just past the Darwen/Lower Darwen border, with easy access onto the M65 motorway. There are a range of supermarkets again within short proximity along with access into neighbouring towns such as Blackburn & Bolton.

OUR THOUGHTS - 'We feel this is a very good option for those starting or expanding their property port-folio'

Council tax band - A
Tenure - Freehold





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU
Tel: 01254 706471 Email:
darwen@hunters.com <https://www.hunters.com>

