

## Reservoir Street, , Darwen, BB3 1LQ

- Newly Renovated Terrace
- Three Piece Bathroom With Feature Panelling
- Excellent Option For First Time Buyers
- Stunning Kitchen
- Two Bedrooms
- No Chain

£132,000

**HUNTERS®**

HERE TO GET *you* THERE

# Reservoir Street, , Darwen, BB3 1LQ

## DESCRIPTION

This classy terrace has been wonderfully renovated to add a little wow factor to the fast moving market. Available today with no chain this gorgeous home is crying out to be bought!

The property comprises; entrance vestibule, front lounge, brand new kitchen, two bedrooms and a new three piece bathroom suite. The property has been fully renovated throughout, with warm colour tones and eye catching fittings. Out back there is a pleasant yard with stone features.

Reservoir Street is practically positioned, within walking distance of the town centre/train station.

OUR THOUGHTS - 'Finished off to an eye catching standard this suits those that want the finished product. First time buyers will love this however those maybe downsizing or looking for buy to let purposes should be all over this too, with potential for £795 PCM'

### Extra info

- \* Potential rental income - £795+ PCM
- \* Fully re-wired throughout
- \* New central heating system
- \* Council tax band - A
- \* No onward chain

Note - Some images digitally staged for effect. The sellers have a connected interest in Hunters.

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





## Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 72.0 sq. metres (774.5 sq. feet)

## Viewings

Please contact [darwen@hunters.com](mailto: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.

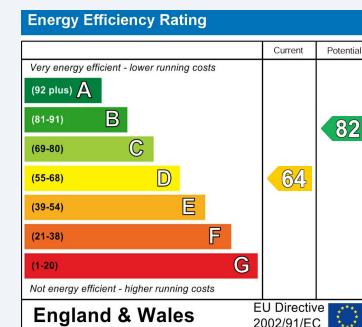
## First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



## 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.



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.