



Blackburn Road, Darwen

- Renovation Project
- Two Sitting Rooms
- Ideal Buy To Let
- No Onward Chain
- Two Double Bedrooms
- Kitchen & Bathroom
- Potential For £650 PCM Once Renovated
- High Levels Of Interest Expected

Offers Over £55,000

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Blackburn Road, Darwen

DESCRIPTION

* RENOVATION PROJECT * Requiring full renovation this garden fronted terrace offers an ideal buy to let investment. Situated in a popular spot in Darwen with no onward chain.

The property comprises; entrance vestibule, hall, lounge, sitting room, kitchen & lean to. To the first floor there are two double bedrooms and a three-piece bathroom suite.

The property is situated on the outskirts of Darwen, providing easy access to the M65 motorway link along with local shops & amenities.

OUR THOUGHTS - 'Properties in this condition are always in high demand, you'll need to act quick and have finance available immediately to proceed'



Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 81.0 sq. metres (872.3 sq. feet)

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Plan produced using PlanUp.

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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