



Dover Street, Lower Darwen

- Cottage Style Terrace
- Dining Kitchen With Rear Lean To
- Three Piece Bathroom
- Requires Some TLC
- Lounge With Log Burner
- Two Bedrooms
- Lower Darwen Location
- Ideal First Home

£85,000



Dover Street, Lower Darwen

DESCRIPTION

Looking for your first home? Struggling to find that next buy to let investment? This stone built terrace with a cottage vibe throughout has fabulous potential to create a quality home.

The property comprises; lounge with log burning fire, kitchen and lean to. To the first floor there are two bedrooms and a three piece bathroom suite. The house although liveable requires some TLC and suits buyers who want to invest into some improvement work.

Dover Street is positioned in Lower Darwen, a quiet cobbled street with great curb appeal. Its handily located close to local shops and access to the M65 motorway link along with roads into Darwen & Blackburn are readily available.

OUR THOUGHTS - 'If you have a keen eye for DIY and like the rustic effect this could suit you perfect. First time buyers, buy to let investors and those downsizing should get this pinned'

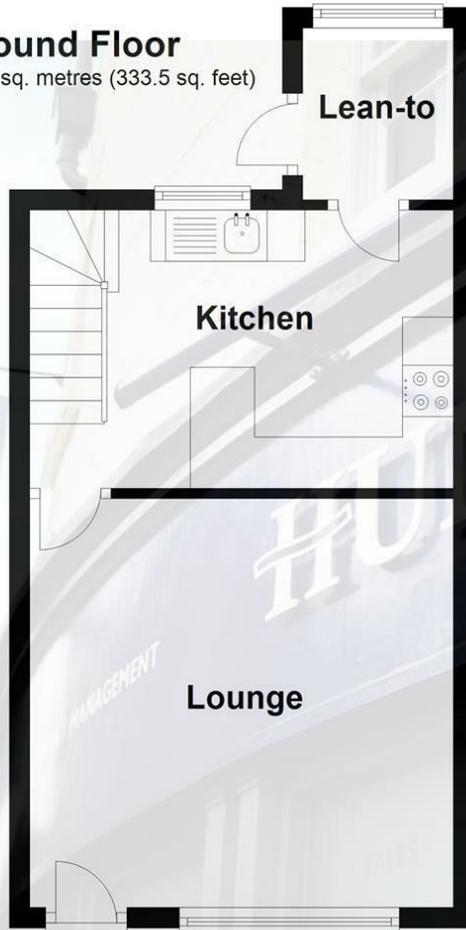
Note - Probate is still awaited on this property. The transaction cannot complete until this has come back.

Tenure - Freehold
Council tax band - A



Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.7 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.
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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