



Olive Lane, , Darwen, BB3 0ET

- Investment Opportunity
- Two Sitting Rooms
- Potential For £750 PCM Once Modernised
- Two Bed Terrace
- Requires TLC

£77,500

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Hunters are now in receipt of an offer for the sum of £85,100 for 79 Olive Lane, Darwen, BB3 0ET. Anyone wishing to place an offer on the property should contact Hunters - 16 Wellington Fold, Darwen - 01254 706471 prior to exchange of contracts.

Requiring TLC, this two bedroom terrace makes an excellent investment for anymore growing their rental port-folio.

The property comprises of; front lounge, sitting room and kitchen. To the first floor there are two bedrooms and a three piece bathroom

The house is positioned across from a picturesque bowling club, close to local shops and amenities as well as good bus routes in and out of town. There are a great range of primary and secondary schools within walking distance along with easy access into Darwen town centre.

OUR THOUGHTS - 'An ideal buy to let investment with potential for £750+ PCM once modernised'

Tenure - Freehold
Council tax band - A



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.

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.

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.