

# HUNTERS®

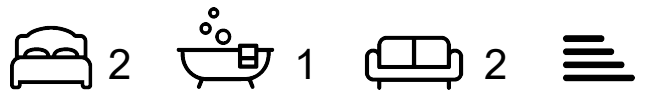
HERE TO GET *you* THERE



## Hollins Grove Street

Darwen, BB3 1HG

£95,000



Hunters are pleased to offer this fantastic investment opportunity for any buy to let investors looking to expand their property portfolio. Ready with now chain delay with a potential return of £575 PCM.

The property comprises; entrance vestibule, front lounge, dining room, fitted kitchen and a utility room. To the first floor there are two bedrooms and a modern three piece bathroom. Externally there is on street parking to the front and a rear yard leading from the utility room.

Ready and available to view with no chain delay. Contact a member of our sales team to arrange your viewing.



VESTIBULE 3'0" x 3'0" (0.91 x 0.91)

LIVING ROOM 14'1" x 13'0" (4.29 x 3.96)

SITTING ROOM 9'1" x 13'0" (2.77 x 3.96)

UTILITY AREA

KITCHEN 11'10" x 5'1" (3.61 x 1.55)

LANDING 6'0" x 6'1" (1.83 x 1.85)

BEDROOM ONE 14'0" x 13'0" (4.27 x 3.96)

BEDROOM TWO 12'10" x 6'0" (3.91 x 1.83)

BATHROOM 6'0" x 6'11" (1.83 x 2.11)

Area Map



Floor Plans



Energy Efficiency Graph



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.