



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

3 1 2

# MARSH HOUSE LANE, DARWEN

£97,500



Situated to the bottom of Marsh House, this three bedroom terrace provides the ideal first home or buy to let investment.

The property briefly comprises of; entrance vestibule, hallway, front lounge, rear sitting room and a modern kitchen. To the first floor there are three good size bedrooms and a three piece bathroom suite. The property is modern throughout & benefits from a brand new roof. Out back there is a good size yard accessible from the kitchen.

The house is situated within walking distance of local shops and amenities & Darwen town centre is situated within 1 mile were all major transport links can be found such as bus train stations. There is also a great range of schools in the area to cater any educational requirements you have.

**OUR THOUGHTS** - *'With an estimated rental income of £700 PCM this makes an excellent yield'*

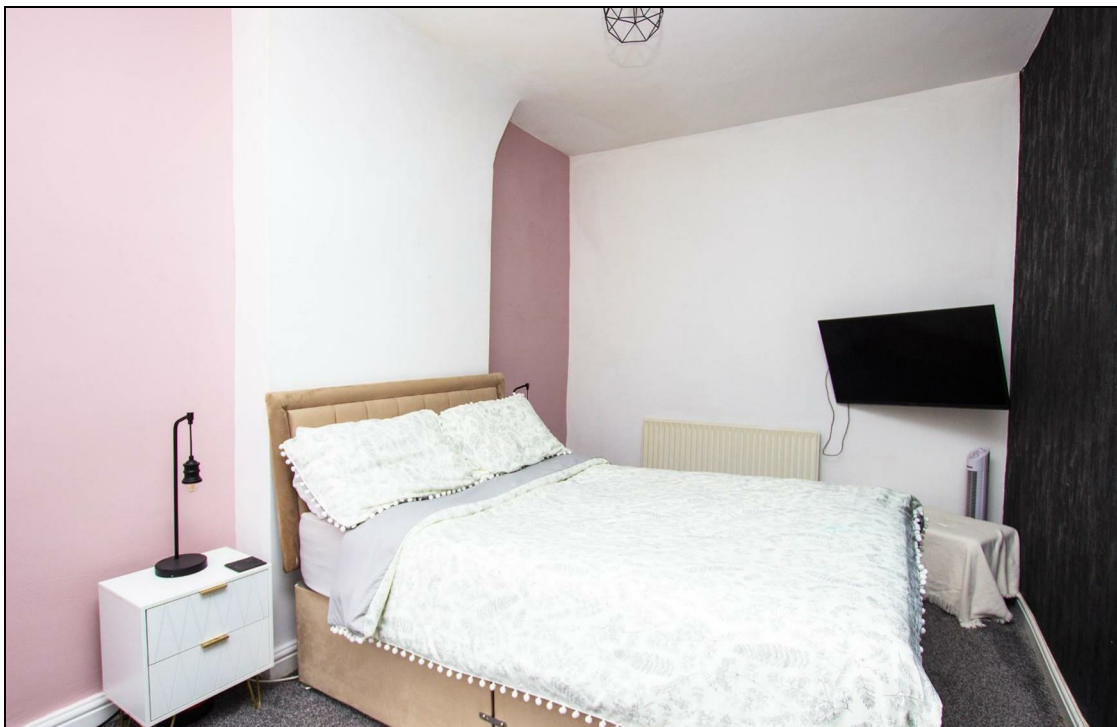
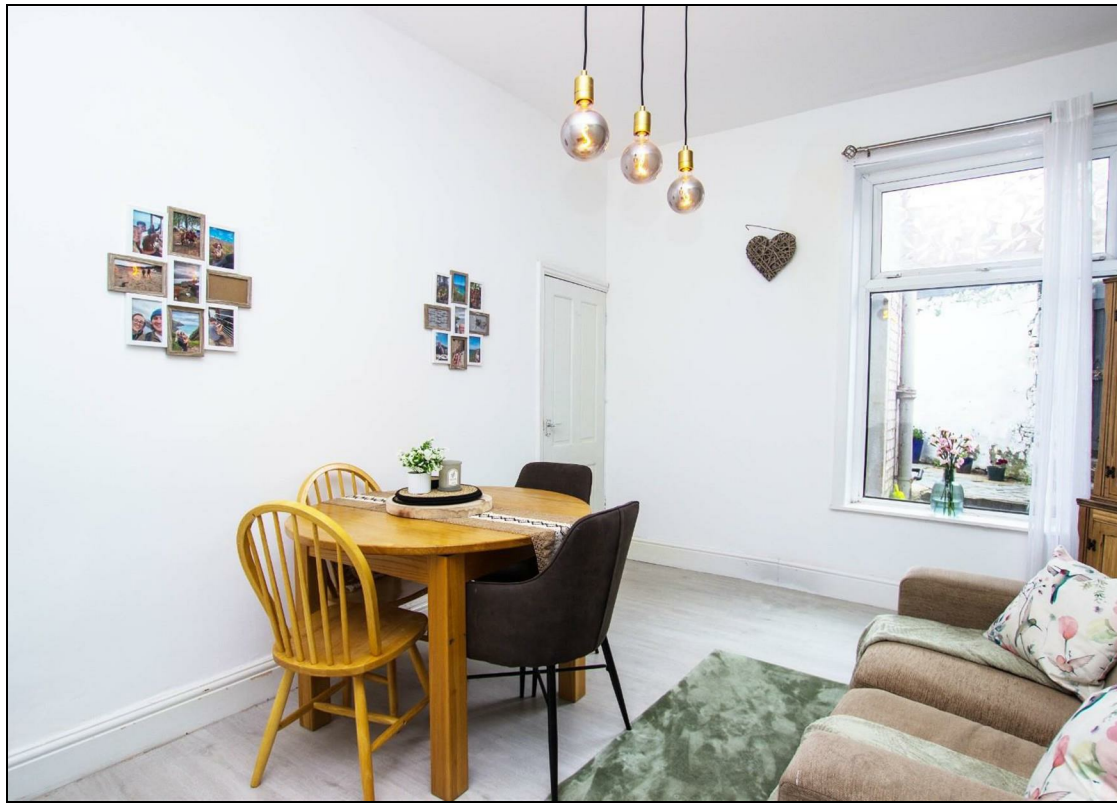
207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU | 01254 706471  
darwen@hunters.com | www.hunters.com

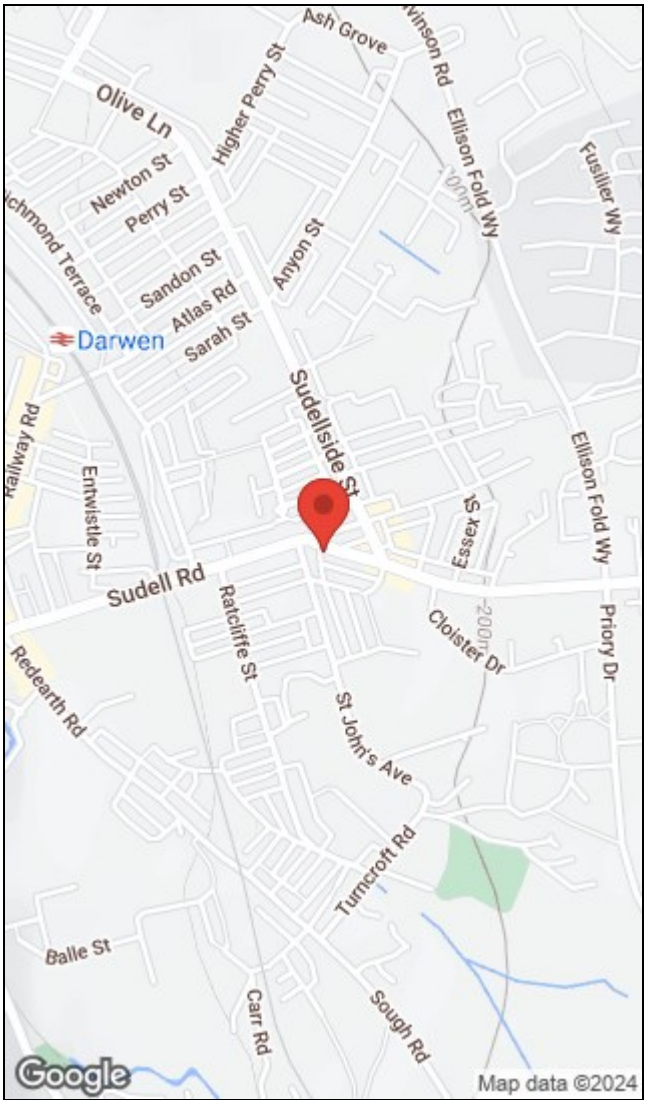
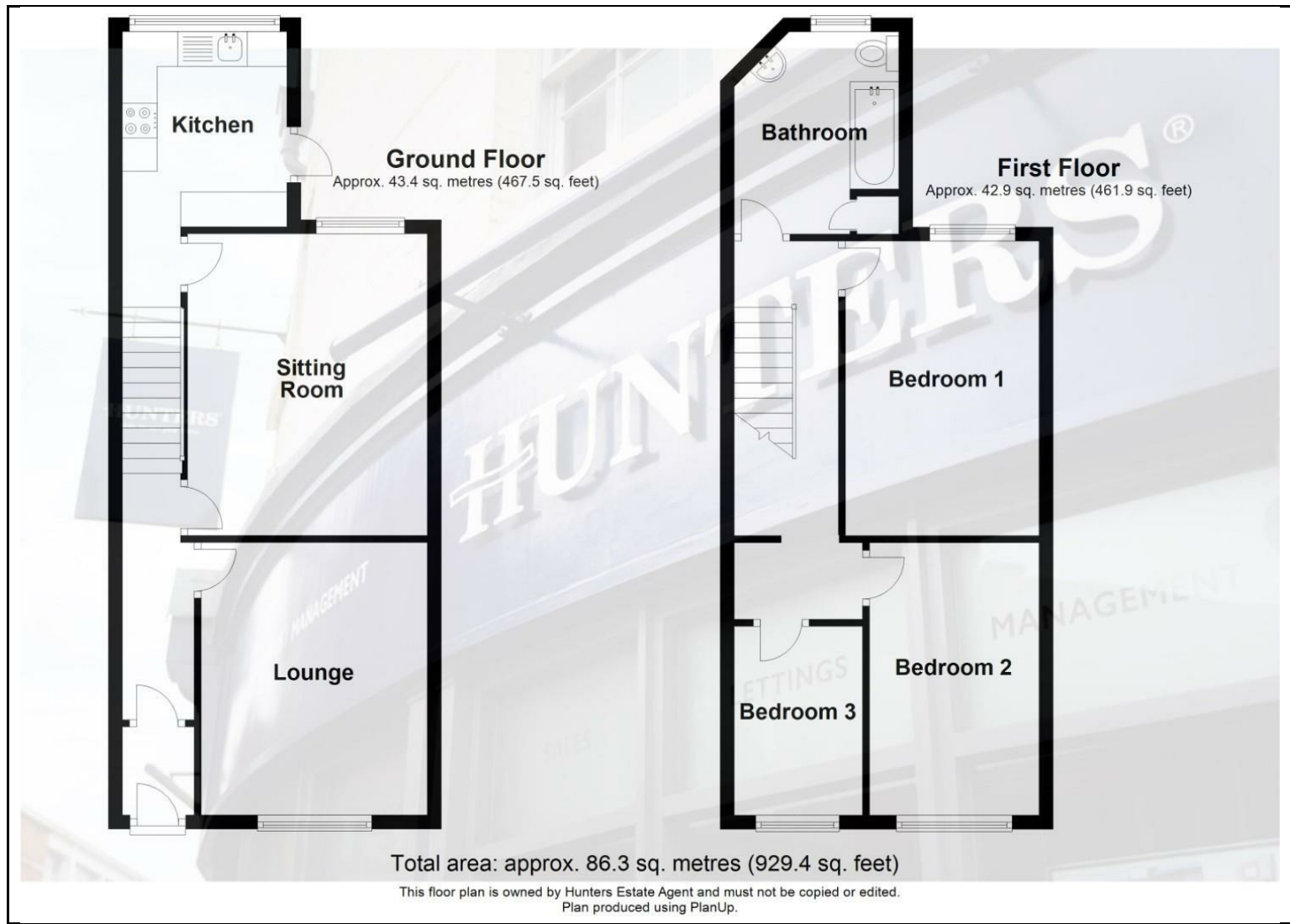


## KEY FEATURES

- Modern End Terrace
  - Front Lounge
- Spacious Sitting Room
  - Fitted Kitchen
  - Three Bedrooms
  - Three Piece Bathroom
  - Good Size Yard
- Ideal First Home Or Buy To Let







207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU | 01254 706471  
 darwen@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Baxter Helmn Estates Limited | Registered Address: 207 - 209 Duckworth Street, Darwen, Lancashire, BB3 1AU | Registered Number: 8986836 England and Wales | VAT No: 872 1369 16  
 with the written consent of Hunters Franchising Limited.