



**HUNTERS®**  
HERE TO GET *you* THERE

2 1 1 1 1 D

# CLARENCE STREET, DARWEN

£95,000



We welcome this modern terrace to the market. A great first home for anyone looking to get on the property ladder or very much suited for investment. We expect this to fetch a rental income of £700+ PCM.

The property comprises; vestibule, front lounge, modern dining kitchen, two double bedrooms and a fully tiled three piece shower room. The property is finished off well throughout ready for someone to move straight into. Out back there is a spacious yard accessible from the kitchen stable door.

**OUR THOUGHTS** - *'We think this makes a great buy to let investment for anyone looking to expand their port-folio, with an estimated annual yield touching 9%'*

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.



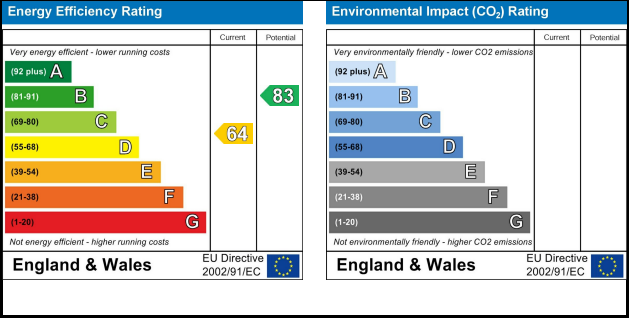
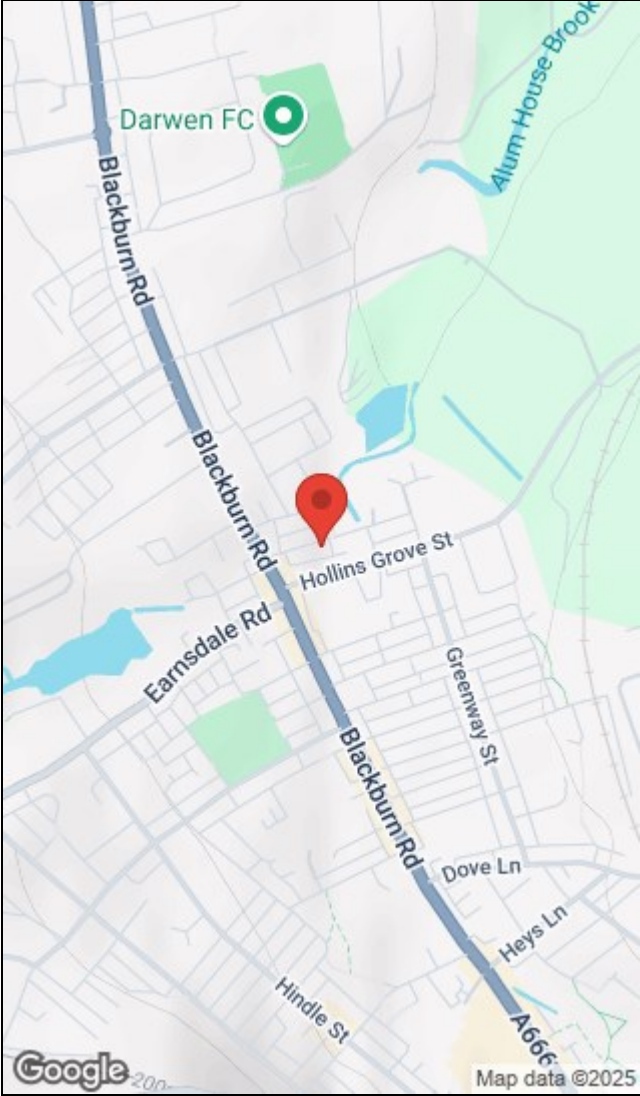
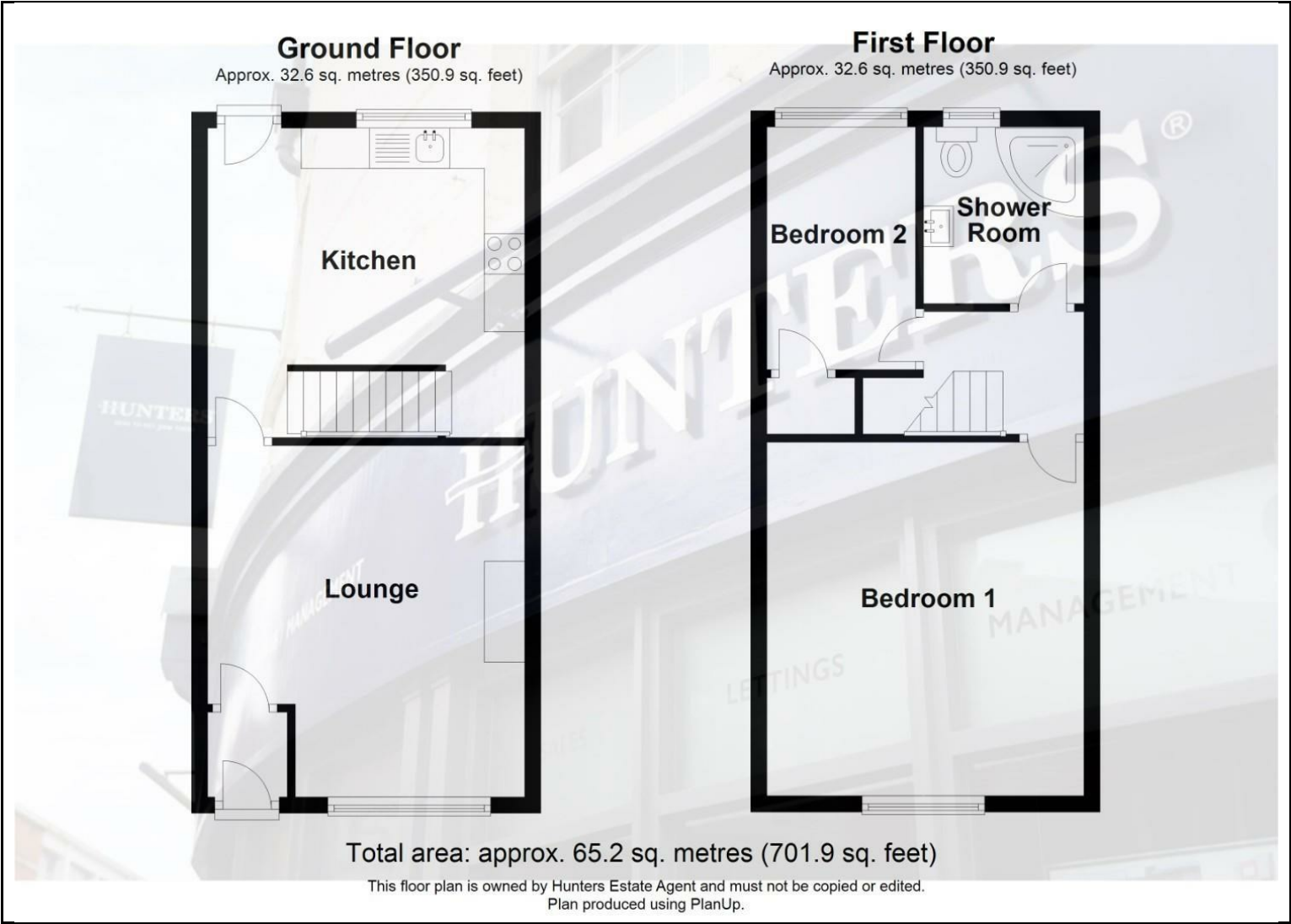
## KEY FEATURES

- Modern Terrace
- Dining Kitchen
- Fully Tiled Shower Room
- Two Bedrooms
- Potential For 9% Annual Return
- Ideal First Home









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.