



Hollins Grove Street | Darwen | BB3 1HG

EDWARD
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TO BE SOLD BY ONLINE AUCTION ON 11TH SEPTEMBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

36 Hollins Grove Street, Darwen, BB3 1HG

Terraced house with lounge, dining kitchen, utility area, two bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Vacant possession. The location, running between Goose House Lane and Blackburn Road, offers good access to Darwen centre with train links to Manchester.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

29, Durham Road, BB3 1NN sold on 05/04/2024 for £110,000 Terraced 2 beds 0.28 mi

24, Preston Street, Darwen, BB3 1EL sold on 19/12/2023 for £112,000 Terraced 2 beds 0.22 mi

23, Clarence Street, BB3 1HQ sold on 17/11/2023 for £115,000 Terraced 2 beds 0.02 mi

It is situated in a popular residential area with all local amenities on hand on Blackburn Road, is also convenient for junction 4 of the M65, Darwen Leisure Centre and is surrounded by countryside. Tenant ready property rental values in the area are in the region of £625 to £650 per month. EPC rating D. Sold as seen.

Auction consultant dealing with this property

Chloe Jones

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

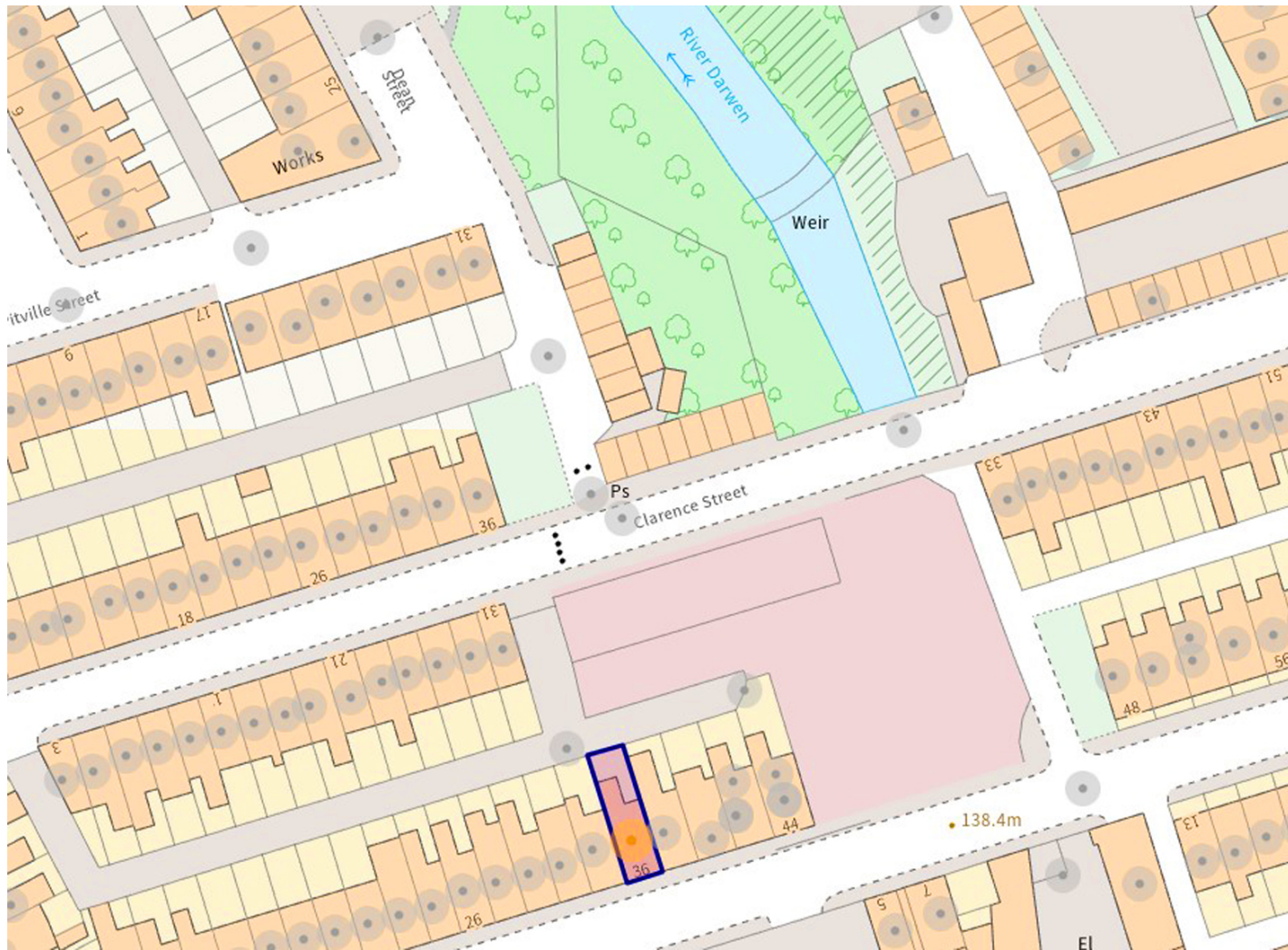
Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

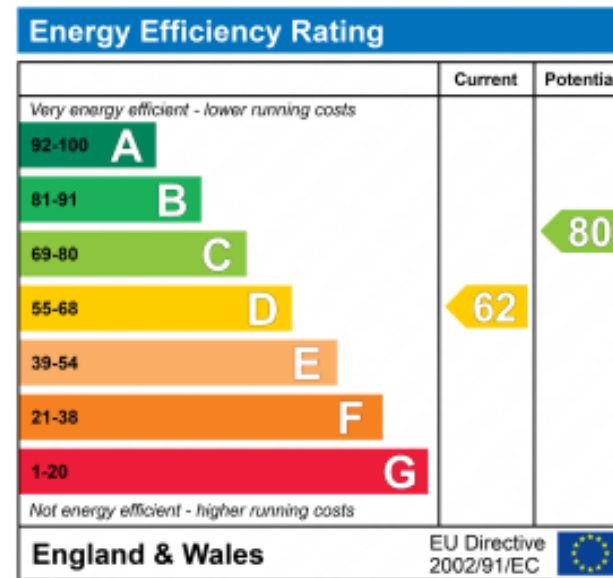


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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 837 Years

EPC Rating



Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk



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