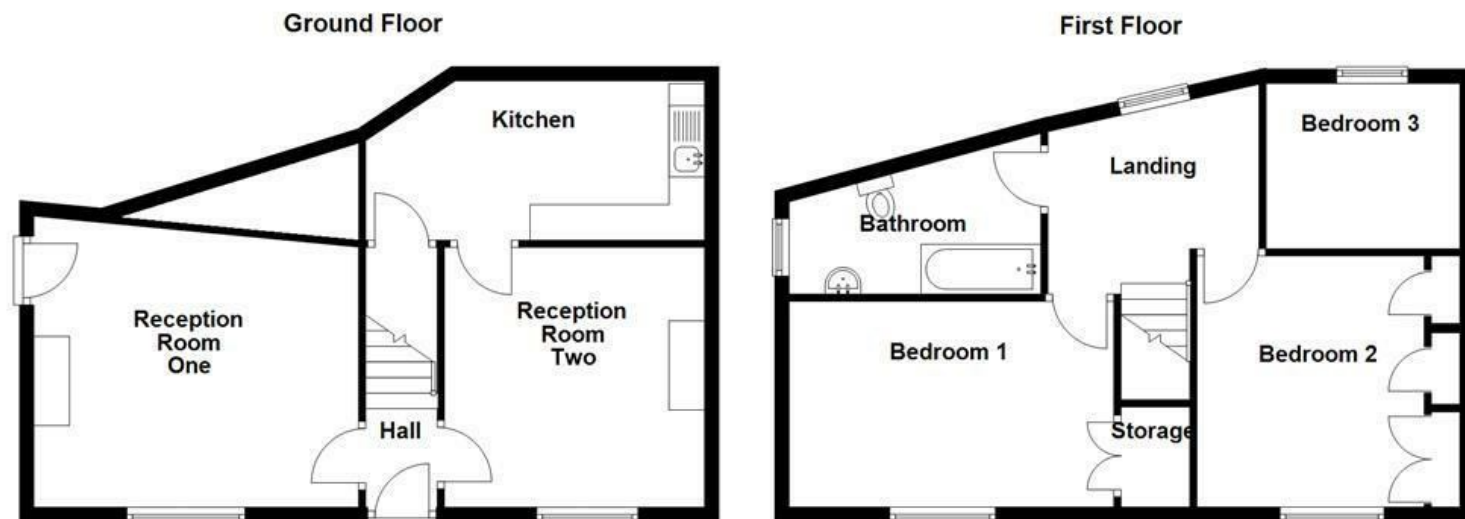




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>49</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Green Street East, Darwen, BB3 3HY

### £90,000

THREE BEDROOM END TERRACE PROPERTY SOLD WITH TENANT IN SITU

Situated on Green Street East, Darwen, this three-bedroom end terraced property presents an excellent opportunity for both investors and families alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The large kitchen is perfect for culinary enthusiasts, offering plenty of room to create and enjoy meals with loved ones.

The bathroom is well-appointed, ensuring comfort and convenience for all residents. Outside, the rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.

This property is sold with a tenant in situ, making it an attractive option for those looking to invest in a rental property with immediate income potential. With a little imagination and effort, this house has a lot of potential to become a truly wonderful home.

Green Street East, Darwen, BB3 3HY

£90,000

 3  1  2  E

- Tenure Leasehold
  - On Street Parking
  - Ideal Rental Investment
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Two Reception Rooms
  - Enclosed Rear Yard Space
- EPC Rating E
  - Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes

Ground Floor

Enclosed paved yard with gate to street.

Entrance

Hard wood door to hall.

Hall

4'8 x 3'4 (1.42m x 1.02m)

Wood effect laminate flooring, coving and door to two reception rooms and stairs to first floor.

Reception Room One

14'10 x 13'5 (4.52m x 4.09m)

UPVC double glazed window, central heating radiator, wood clad ceiling, spotlights, gas fire, wood effect laminate flooring, door to rear and door to kitchen.

Reception Room Two

12'1 x 11'8 (3.68m x 3.56m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, wood clad to ceiling, spotlights and door to kitchen.

Kitchen

14'6 x 7'2 (4.42m x 2.18m)

UPVC single glazed window, under stairs storage, wall and base units, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for freestanding oven and fridge freezer, tiled elevation, tiled floor and door to cellar.

First Floor

Landing

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed window, central heating radiator, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'8 x 7'7 (4.17m x 2.31m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and storage.

Bedroom Two

12'2 x 11'9 (3.71m x 3.58m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and storage.

Bedroom Three

8'11 x 7'9 (2.72m x 2.36m)

UPVC double glazed window and central heating radiator.

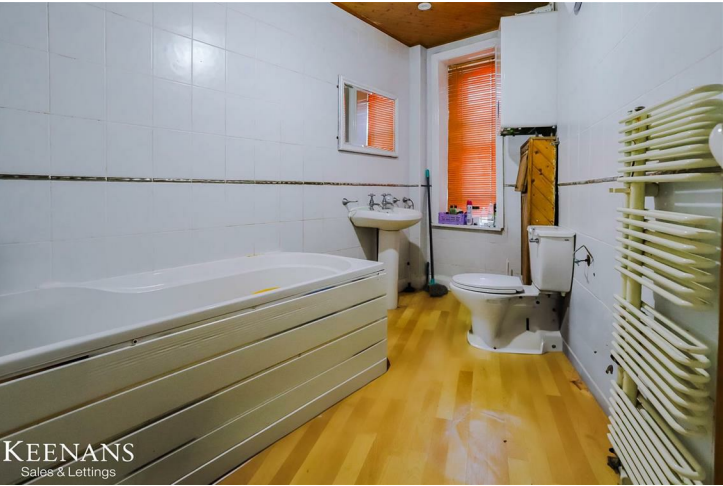
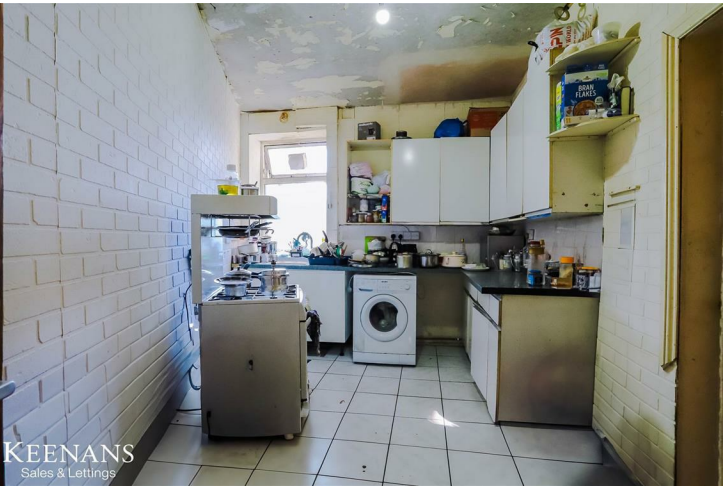
Bathroom

12' x 6'7 (3.66m x 2.01m)

Hard wood single glazed window, central heating towel rail, low flush WC, pedestal wash basin, panel bath with mixer tap, tiled elevation, wood clad to ceiling, spotlights and wood effect lino.

External

Side



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