



## 2 PORTLAND STREET

DARWEN, BB3 2JJ

**£105,000**  
FREEHOLD

ATTENTION LANDLORDS! \*\*BEING SOLD WITH TENANT IN SITU\*\* BEAUTIFUL 3 BEDROOM HOME \*\* WHITEHALL AREA DARWEN \*\* 2 RECEPTION ROOMS \*\* SOUGHT AFTER AREA OF DARWEN \*\* MODERN BATHROOM SUITE \*\* LOVELY KITCHEN \*\* AVAILABLE NOW

**AINSWORTH LORD  
ESTATES**



Total area: approx. 73.1 sq. metres (786.7 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Darwen Office Lettings  
49 Market Street  
Darwen  
Lancashire  
BB3 1PS

01254 819298  
Darwen@AinsworthLordEstates.com  
www.ainsworthlordestates.com

**AINSWORTH LORD  
ESTATES**