



14 & 14A WATERY LANE

DARWEN, BB3 2ET

£165,000
FREEHOLD

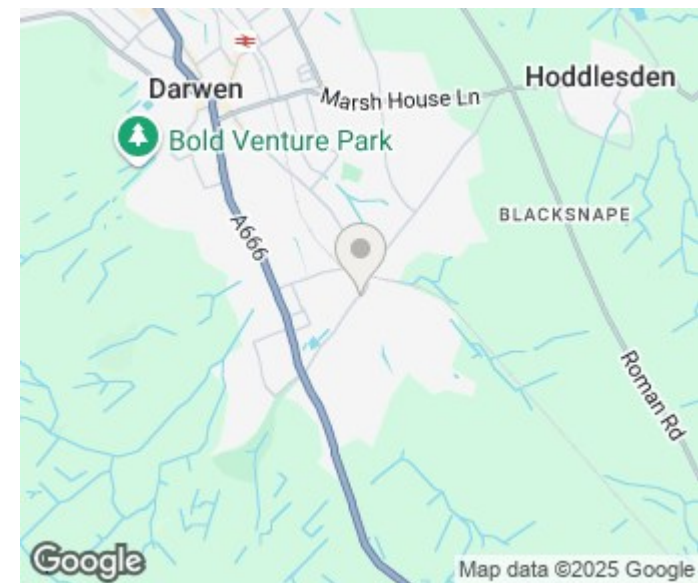
ATTENTION LANDLORDS! **2 LARGE 4 BED FLATS** CURRENTLY TENANTED **RUNNING INVESTMENT PRODUCING £1600 PCM (11.5% YIELD) **STRONG DEMAND AREA** ALL COMPLIANCE AND SAFETY CERTIFICATES IN PLACE

**AINSWORTH LORD
ESTATES**



Total area: approx. 215.5 sq. metres (2320.1 sq. feet)

*Illustrative purpose only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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