







Duxbury Street, , Darwen, BB3 2LA

- Investment
- Generates £10,200 PA
- Two Double Bedrooms
- Sold With Sitting Tenant
- Whitehall Location

HUNTERS®
HERE TO GET *you* THERE

£120,000

Duxbury Street, , Darwen, BB3 2LA

DESCRIPTION

BUY TO LET - Hunters are pleased to welcome this buy to let opportunity in the Whitehall area. Sold with a sitting tenant paying £850 a month - £10,200 per year.

The property comprises; vestibule, hall, front lounge, sitting room, kitchen, two bedrooms and bathroom.

For further information please contact a member of our sales team.

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



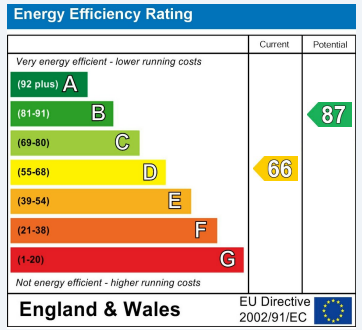






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact darwen@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

16 Wellington Fold, Darwen, Lancashire, BB3 1PU
Tel: 01254 706471 Email: darwen@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE