







Highfield Street, , Darwen, BB3 2DD

- Buy To Let Investment
- Currently Achieves £7,200 PA
- Sold With Sitting Tenant Paying £600 PCM
- Potential For £9,500 PA Once Modernised

HUNTERS®
HERE TO GET *you* THERE

Offers Over £79,950

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DESCRIPTION

BUY TO LET - Hunters are pleased to offer this buy to let opportunity to the market. Currently achieving £7,200 a year. with potential for £9,500+ PA if modernised.

The property comprises; entrance vestibule, lounge, sitting room, kitchen, two first floor bedrooms and a bathroom.

The property is positioned on a quiet street close to Darwen town centre with a wide array of facilities and is within a 45 minute commute of Manchester.

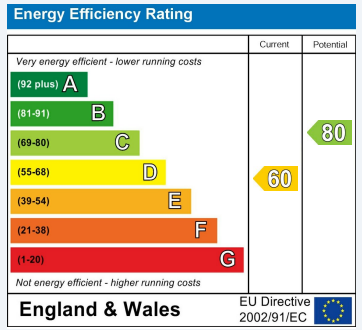
Note - Sellers have connected interest in Hunters.





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

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Tel: 01254 706471 Email: darwen@hunters.com https://www.hunters.com

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