



**Marsh Terrace, , Darwen, BB3 0HF**

**£84,995**



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## DESCRIPTION

Hunters Estate Agents are now in receipt of an offer for the sum of £84,000 for 26 Marsh Terrace. Darwen, BB3 0HF. Anyone wishing to place an offer on the property should contact Hunters Estate Agents on 01254 706471 prior to exchange of contracts.

Located on a quiet terrace row in central Darwen, this three bedroom terrace makes an ideal buy to let investment with an estimated rental return of £795 PCM.

The property comprises, vestibule, front lounge, sitting room and kitchen. To the first floor there are three bedrooms and a bathroom. Out back there is a spacious decked yard.

Marsh Terrace is located within 2 minutes of Darwen train station, providing a 45 minute commute to Manchester along with day to day amenities.

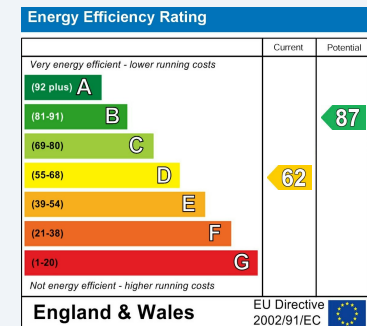
OUR THOUGHTS - 'We expect this to go quick, enquire early to avoid disappointment'





## 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](mailto: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.



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