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307 Blackburn Road, Darwen, BB3 0AB
Offers in excess of £135,000

A charming and well-maintained property ideally situated within a popular and well-connected area of Darwen. Offering generous living accommodation, a practical layout and a comfortable home environment, this property is well suited to a range of buyers seeking both convenience and space.

Situated close to a variety of local amenities, the property benefits from convenient access to shops, supermarkets, schools, leisure facilities and everyday services. Excellent transport links are also nearby, providing straightforward connections to Darwen town centre, surrounding neighbourhoods and neighbouring areas, making it an ideal choice for commuters.

With its combination of spacious accommodation, convenient location and excellent local connectivity, this property represents a superb rental opportunity in Darwen. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

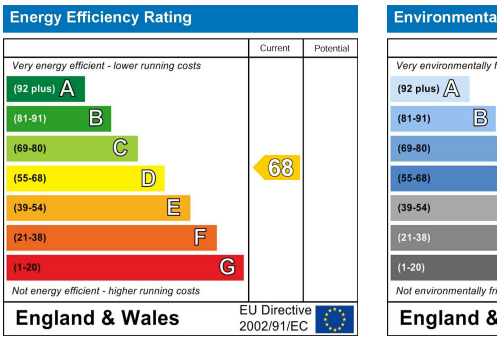
Disclaimer

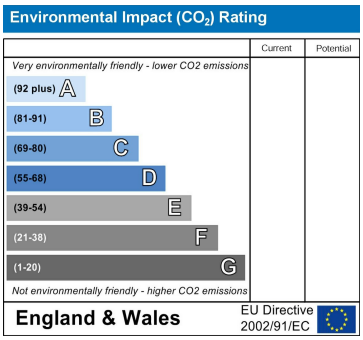
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

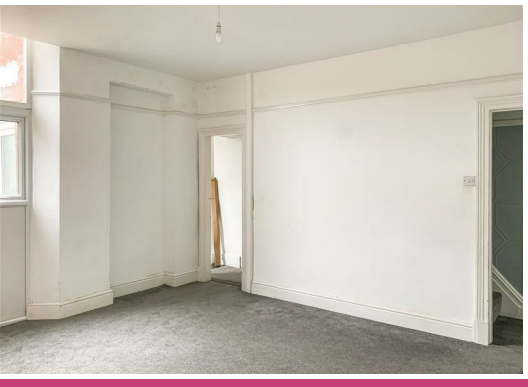
Leasehold Information

867 years remaining on the lease
Ground rent: Peppercorn (£3.50 per year)
Maintenance charge: N/A

This information is provided by the vendor and should be verified during the conveyancing process.







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