
HUNTERS®
HERE TO GET you THERE
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# GORDON STREET, DARWEN

## £139,950

BUY TO LET - Hunters are pleased to welcome this recently modernised 3 bedroom town house. Sold with a sitting tenant paying £995 a month - £11,940 per year.

The property comprises; porch, spacious lounge, dining kitchen, three double bedrooms and a three piece bathroom suite. To the rear there is a two tiered garden. To the front there is a small garden area and a block paved drive.

Gordon Street is handily located for motorway access and is within 5 minutes of Darwen train station making this excellent for commuters.

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.



## KEY FEATURES

- 3 Bedroom Town House
- Sold With Sitting Tenant - £995 PCM
- £11,940 PA Rental Income
- 3 Good Size Bedrooms
- New Bathroom
- Two Tiered Rear Garden
- Dining Kitchen
- Private Parking
- EPC Rating - C















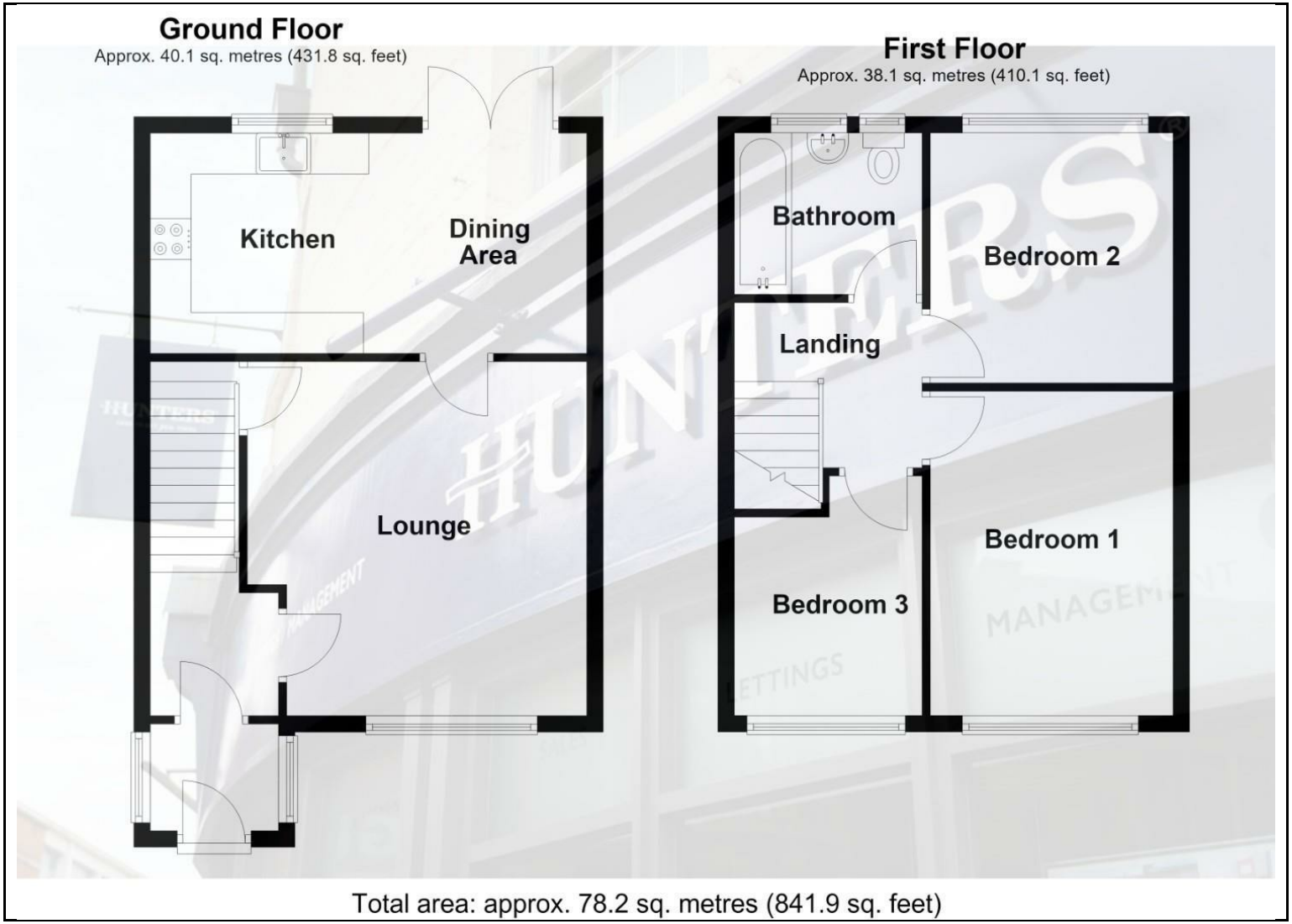


Total area: approx. 78.2 sq. metres (841.9 sq. feet)

