

Nancy Street, Darwen, Lancashire. BB3 3HP

£75,000 Leasehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

EXCELLENT INVESTMENT OPPORTUNITY WITH NO CHAIN DELAY! Set in this popular residential location, stands this well appointed mid terraced property boasting two reception rooms and two double bedrooms. Sold with a sitting tenant, early viewing is advised!

Upon entering this property you are greeted by the spacious first reception room, with stairs leading to the first floor. The generous second reception room provides a wonderful space for the family to relax. The kitchen benefits from ample storage in the form of many wall and base units, with contrasting work surfaces and flooring. Completing the ground floor is the three piece bathroom in white with an electric shower over the bath. On the first floor, you'll find the spacious master bedroom benefitting from built in storage ensuring the space is utilised perfectly, and bedroom two which is a comfortable double. The property is warmed through gas central heating and double glazing throughout.

Darwen is a popular residential location due to the excellent amenities available close by. On street parking is fully available directly to the front of the property and to the rear there is an enclosed yard. Due to the investment opportunity on offer, achieving a yield around 8%, this is expected to be popular.

FEATURES

- Council Tax Band A
- Leasehold
- Two Reception Rooms
- Two Double Bedrooms
- Sold With A Sitting Tenant
- Currently Achieving £495 pcm
- Enclosed Yard To Rear



ROOM DESCRIPTIONS

Ground Floor

Lounge

17' 02" x 13' 11" (5.23m x 4.24m) Carpet flooring, feature fireplace, stairs to first floor, wood framed double glazed sash window, panel radiator, TV point, phone point.

Dining Room

13' 09" x 10' 10" (4.19m x 3.30m) Carpet flooring, feature fireplace, uPVC double glazed door, panel radiator, TV point.

Kitchen

10' 02" x 6' 04" (3.10m x 1.93m) Range of fitted wall and base units and contrasting work surfaces, stainless steel sink and drainer, space for fridge freezer, plumbed for washing machine, space for gas oven, extractor fan, uPVC double glazed window and back door.

Bathroom

8' 00" x 6' 04" (2.44m x 1.93m) Three piece suite in white with electric shower over bath, tiled splashbacks, lino flooring, panel radiator, uPVC double glazed frosted window.

First Floor

Master Bedroom

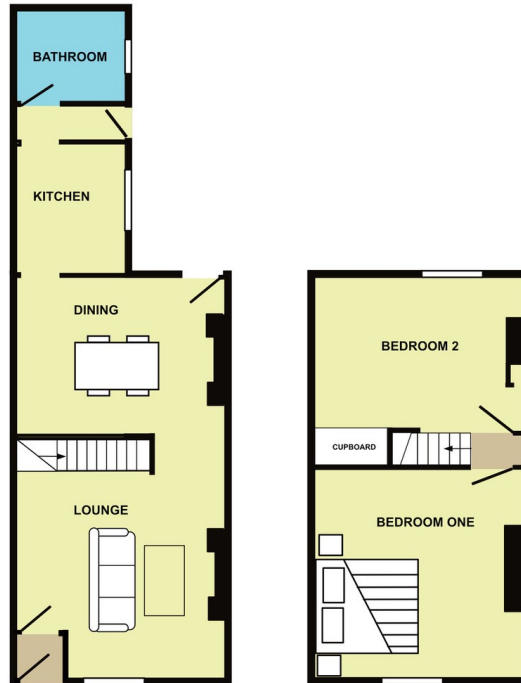
14' 03" x 13' 10" (4.34m x 4.22m) Carpet flooring, built in storage, loft access, uPVC double glazed window, panel radiator.

Bedroom Two

13' 10" x 13' 10" (4.22m x 4.22m) Carpet flooring, wood framed double glazed sash window, panel radiator, TV point.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.