



**Preston Street
Darwen
Lancashire
BB3 1EL**

Offers In Excess Of £90,000

bettermove

Preston Street Darwen

Bettermove are delighted to welcome to the market this charming 2 bedroom terraced house in Darwen, available with no forward chain.

The property benefits from double glazing and gas central heating throughout. This is a leasehold property with 772 years remaining on the lease; there is no ground rent or service charge payable. The council tax band is A.

There are tenants living in the property - rental yields can be obtained through Bettermove.

The interior of this spacious property consists of a lounge, diner and fitted kitchen on the ground floor. The first floor comprises 2 bedrooms and the family bathroom. To the rear, there is an enclosed rear yard.

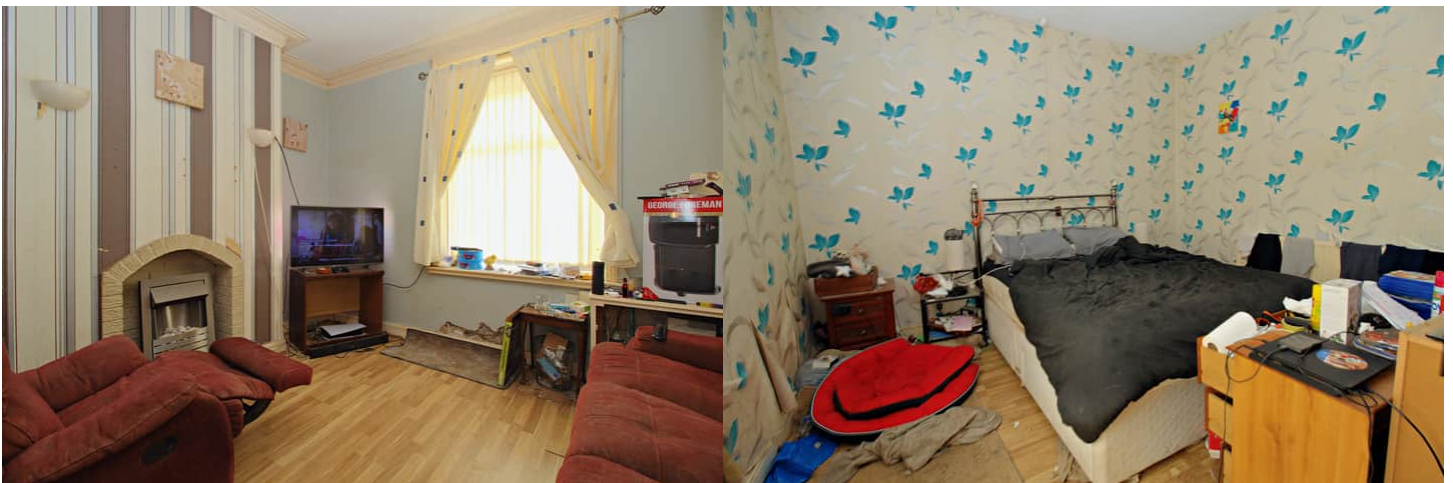
Situated in the popular town of Darwen, the property is close to a wide number of local amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A666, M65 and Darwen rail station.

This exciting investment opportunity should not be missed and all enquiries can be made through Bettermove.

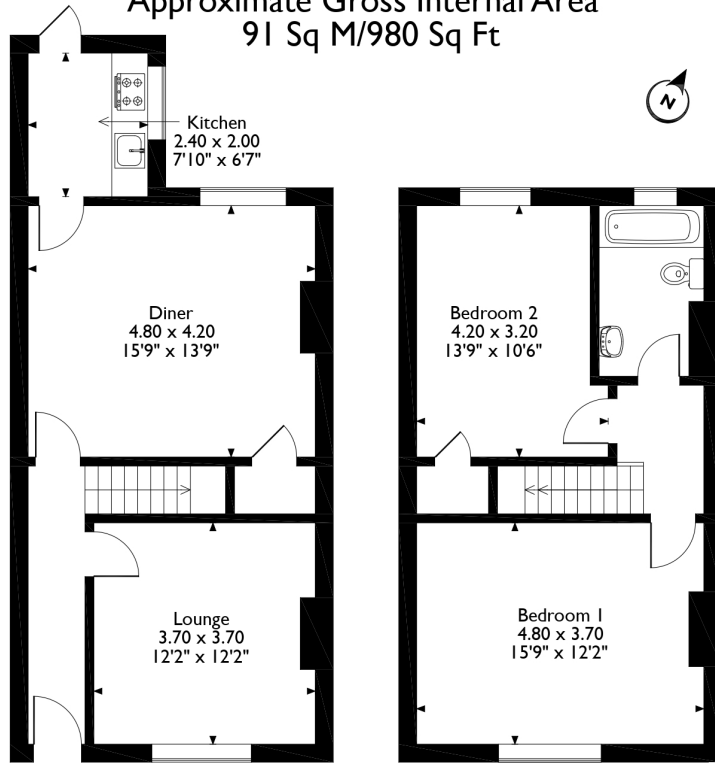
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Preston Street, Darwen, Lancashire
 Approximate Gross Internal Area
 91 Sq M/980 Sq Ft

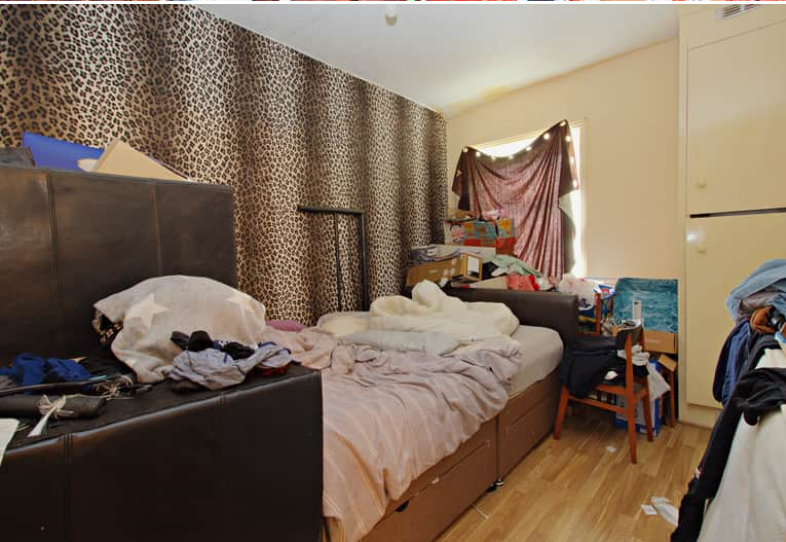


Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk