



Higher Church Street  
Darwen  
Lancashire  
BB3 3HU

Offers In Excess Of £80,000

bettermove

# Higher Church Street Darwen

Bettermove are proud to present this charming 2 bedroom terraced house in Darwen, available with no forward chain.

The property benefits from gas central heating and double glazing. The council tax band is A.

This is a leasehold property with 831 years remaining on the lease; there is no ground rent or service charge. There are tenants living in the property - current rental yields can be obtained through Bettermove.

The interior of this well presented property consists of a spacious lounge, rear living room and fitted kitchen on the ground floor. The first floor comprises 2 bedrooms and the family bathroom. The exterior boasts a rear yard, perfect for enjoying the summer months.

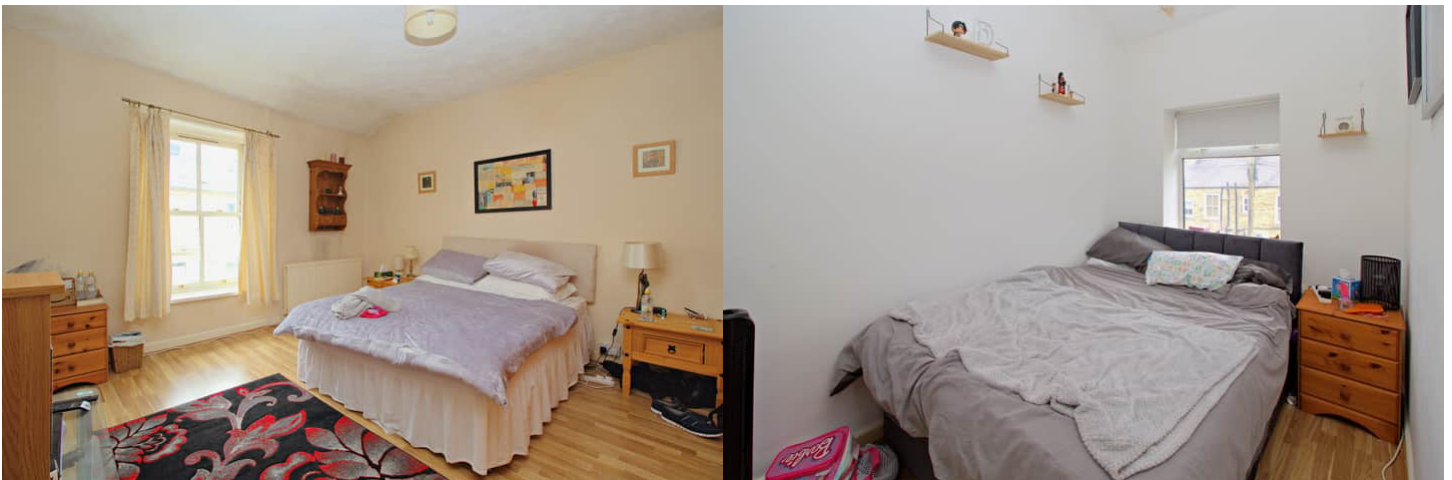
Located in the popular town of Darwen, the property is close to a number of amenities, such as shops, supermarkets, pubs and restaurants. Transport connections can be found from the A666, M65 and Darwen train station.

This exciting opportunity is not to be missed and enquiries should be made to Bettermove.

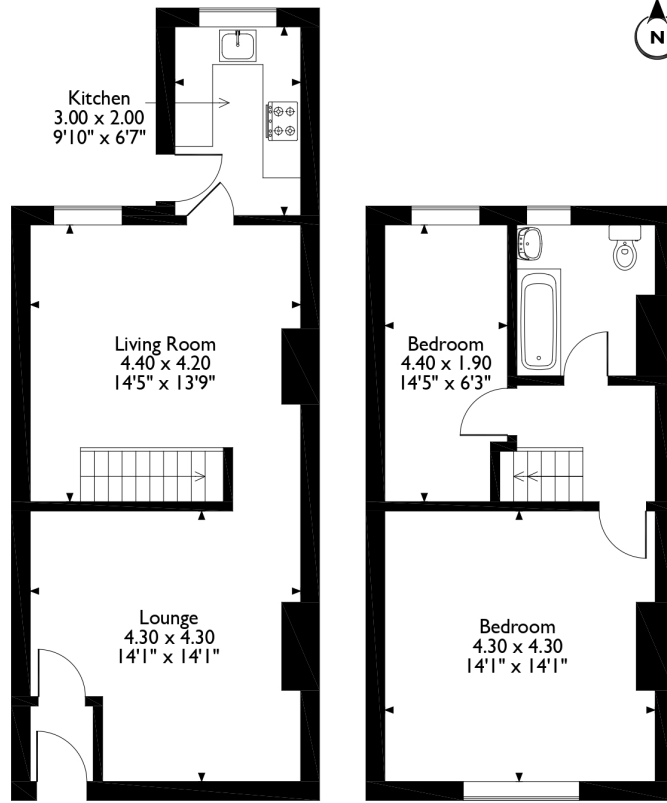
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Higher Church Street, Darwen, Lancashire  
 Approximate Gross Internal Area  
 82 Sq M/883 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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