



**Somerset Avenue
Darwen
Lancashire
BB3 1HD**

Offers In Excess Of £90,000

bettermove

Somerset Avenue

Darwen

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

The property is tenanted - current rental yields can be obtained through Bettermove. The council tax band is A.

The interior of this well presented property comprises a spacious living room and open plan kitchen/diner on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with lawned and patio seating areas, perfect for enjoying the summer months.

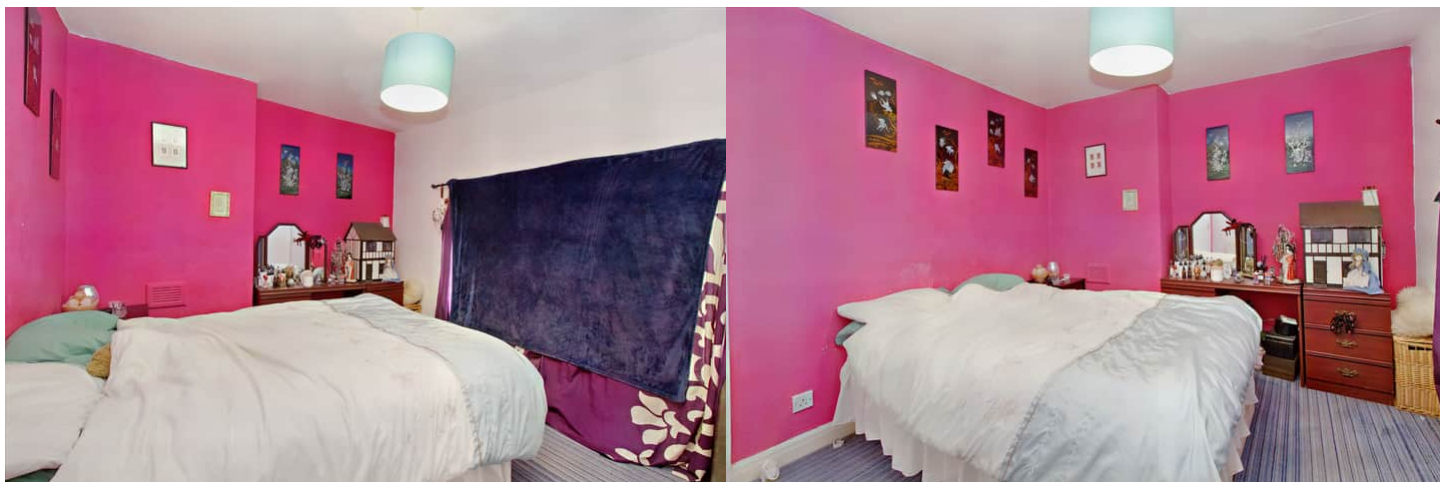
Situated in the popular town of Darwen, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A666, M65 and Darwen rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

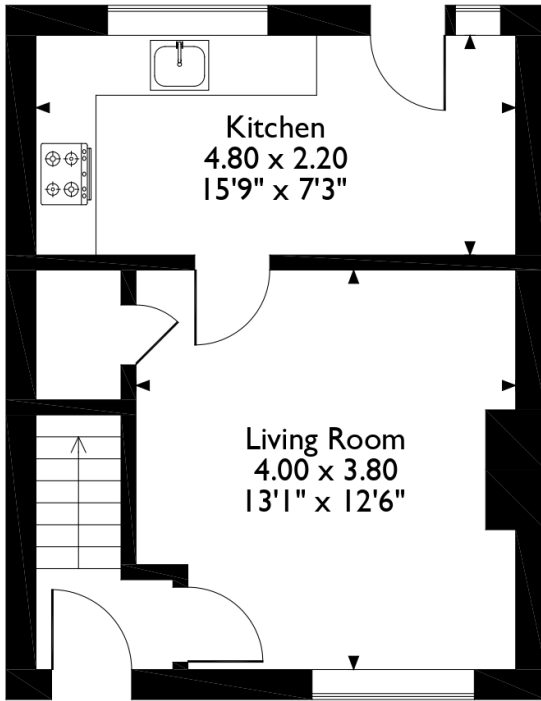
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

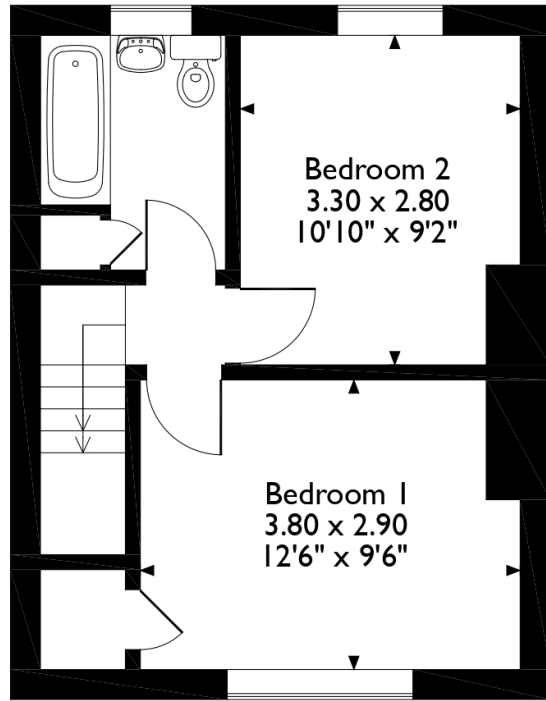
The exclusivity fee is returned to you upon successful completion of the property.



Somerset Avenue, Darwen, Lancashire
 Approximate Gross Internal Area
 60 Sq M/646 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			86
(69-80) C			
(55-68) D		65	
(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