



**Newton Street
Darwen
Lancashire
BB3 0HG**

Offers In Excess Of £90,000

bettermove

Newton Street Darwen

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

The property benefits from double glazing, gas central heating throughout. The council tax band is A. This is a leasehold property with 844 years remaining on the lease; there is no ground rent or service charge applicable.

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

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

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

This exciting 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.

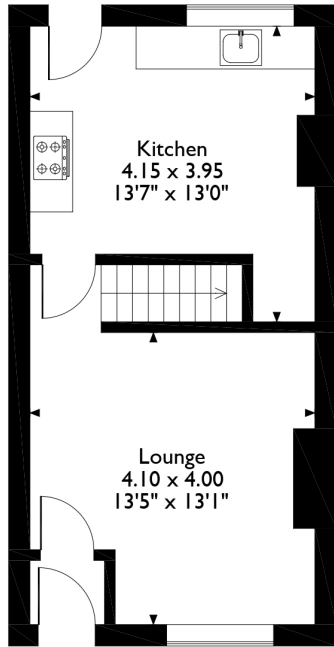
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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

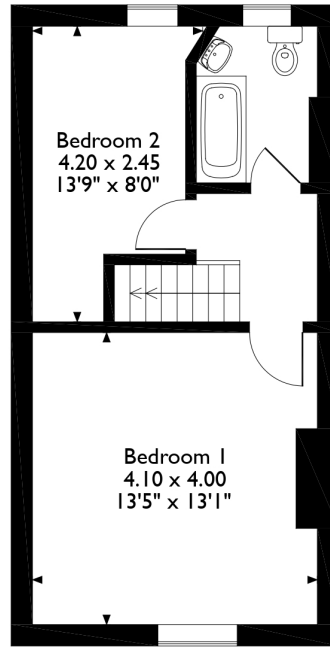


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Approximate Gross Internal Area 68 Sq M/732 Sq Ft



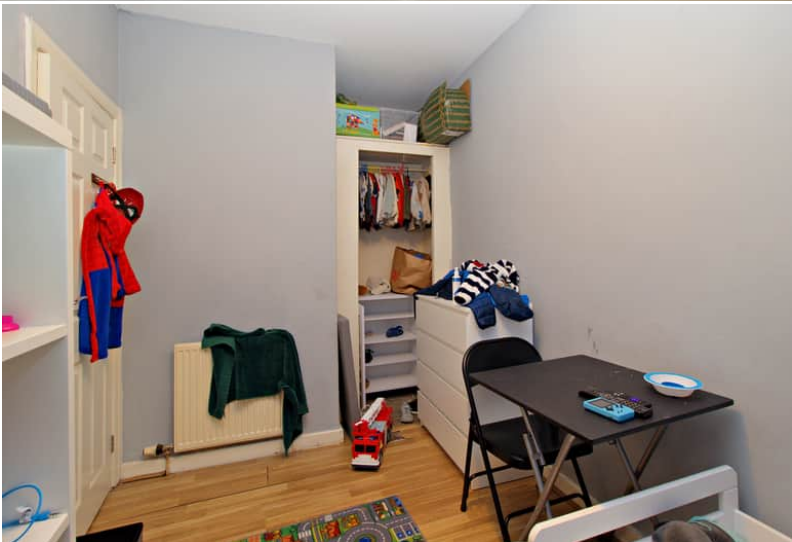
Ground Floor



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			
(69-80) C			77
(55-68) D		58	
(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	



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