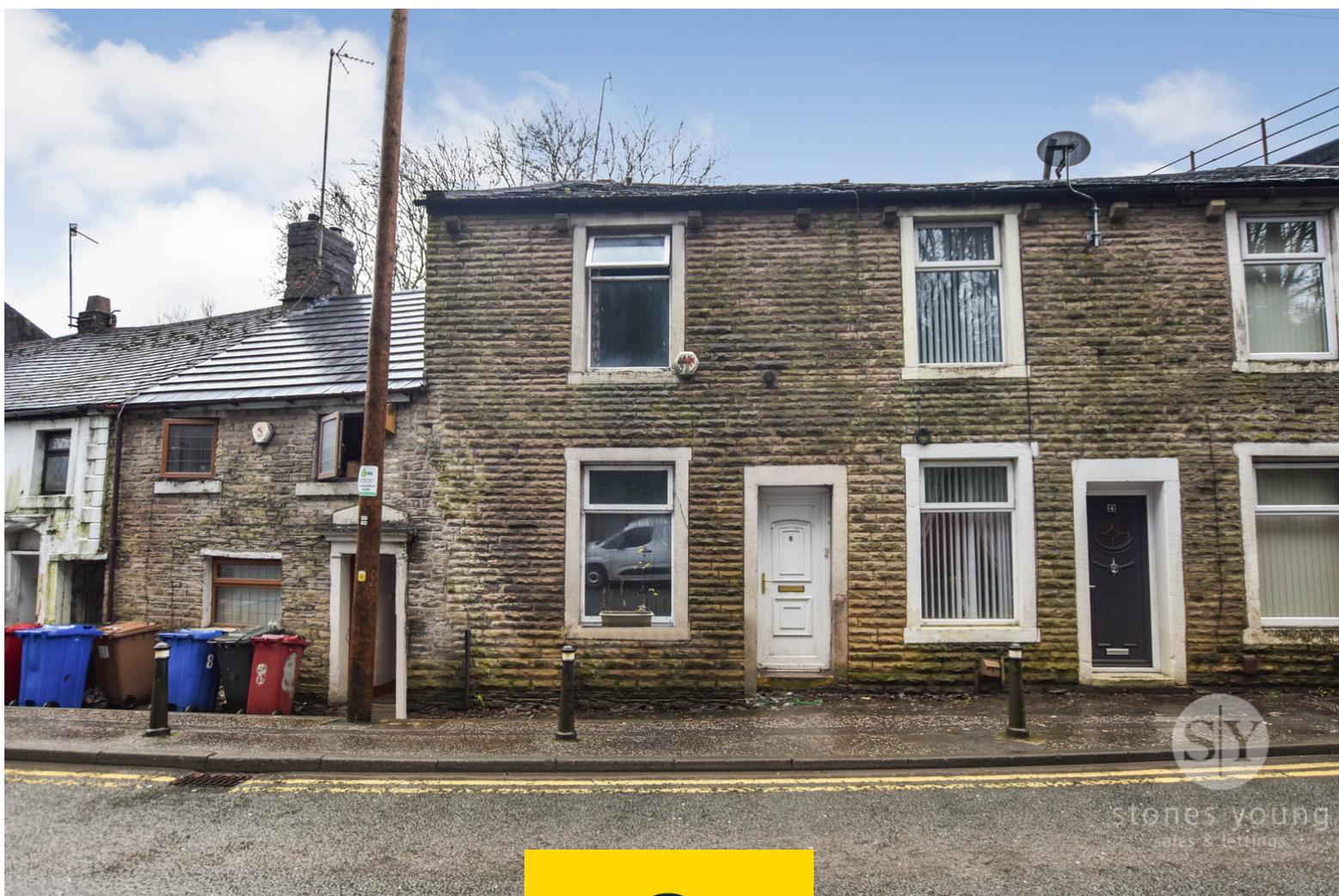


Rakes Bridge, Lower Darwen, Darwen, Lancashire. BB3 0QH

Offers Over £50,000 Freehold

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## PROPERTY DESCRIPTION

**\*IN NEED OF EXTENSIVE RENOVATION\*** Located just a stones throw from the centre of Lower Darwen, this two bedroom cottage has the potential to make a lovely home or investment property. With Royal Blackburn Hospital and the M65 within a five minute drive, the location is ideal for a variety of reasons along with parking being available across the road.

Entering the property, the downstairs comprises of a lounge and kitchen diner, both good sized rooms but in need of a full makeover. The rooms upstairs are also of a good size, yet the condition remains the same. Having been partially stripped already, the property presents a blank canvas and gives the opportunity to proceed with renovating the property without delay. For those experienced in property refurbs, this makes an excellent opportunity to add another to the portfolio.

## FEATURES

- Renovation Project
- Council Tax Band A
- Not on a Water Meter
- Potential Rent of £575 Once Renovated
- Large Master Bedroom with Mezzanine Floor



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

14' 1" x 12' 2" (4.29m x 3.71m)

#### Kitchen

16' 8" x 9' 10" (5.08m x 3.00m)

### First Floor

#### Bedroom One

14' 2" x 13' 5" (4.32m x 4.09m)

#### Bedroom Two

9' 11" x 8' 10" (3.02m x 2.69m)

#### Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)



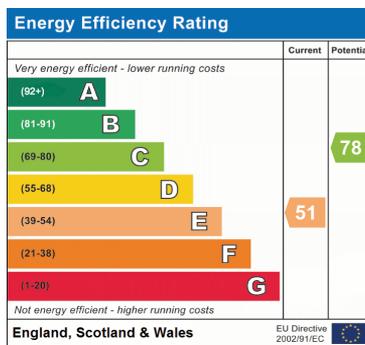
## FLOORPLAN & EPC



### Rakes Bridge, Lower Darwen, Darwen

Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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.

