



2 Bedroom Terraced for Sale - £79,950

Devon Street, Darwen, Lancs, BB3 2JZ



KEY FEATURES

- STONE BUILT MID TERRACED PROPERTY • IDEAL FIRST TIME/INVESTMENT PURCHASE • COSMETIC UPGRADING REQUIRED • GAS CENTRAL HEATING • DOUBLE GLAZING • TWO DOUBLE BEDROOMS • POPULAR LOCATION • SOLD WITH NO ONWARD CHAIN

Description

**** A STONE BUILT TWO BEDROOMED MID TERRACED COTTAGE REQUIRING COSMETIC UPGRADING. AN IDEAL INVESTMENT OR FIRST TIME PURCHASE ****

We are pleased to receive instructions to offer to the sales market, this stone built two bedroomed mid stone cottage located within the popular residential area of Darwen. Benefitting from gas fired central heating and double glazing (newly fitted units and door to the front elevation), the property is in need of cosmetic internal upgrading but offers potential for either the rental investment or first time purchaser.

The accommodation consists of entrance porch, well proportioned lounge with feature stone fireplace and surround, fitted dining kitchen with a range of wall and base units, complimentary tiling and stainless steel oven, hob and concealed extractor, two double bedrooms and main three piece bathroom suite comprising of pedestal wash hand basin, low flush w.c. and paneled bath. Outside, the property is pavement fronted and has an enclosed rear yard with stone walls and rear gate.

The property is sold with vacant possession and no onward chain. Interested parties who wish to view should contact our Tottington office.

Accommodation:

Entrance Porch:

Lounge: 16' x 12'3 (4.88m x 3.73m)

Dining Kitchen: 12'3 x 9'6 (3.73m x 2.9m)

Bedroom 1: 12'2 x 10'2 (3.71m x 3.10m)

Bedroom 2: 12'4 x 9'4 (3.76m x 2.84m)

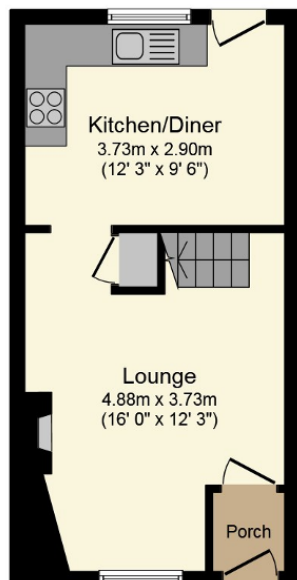
Bathroom: 5'6 x 5'5 (1.68m x 1.65m)

An Energy Performance Certificate is currently being prepared.

Fixtures and Fittings

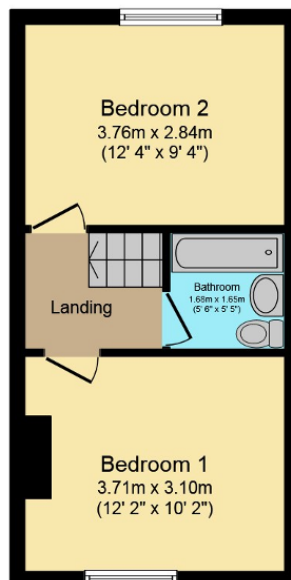
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts





Ground Floor

Floor area 29.3 sq. m. (315 sq. ft.)
approx



First Floor

Floor area 29.3 sq. m. (315 sq. ft.)
approx

Total floor area 58.6 sq. m. (631 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX