

2 Bedroom Stone built terrace for Sale - £65,000

Olive Lane, Darwen, Lancs, BB3 0ET



KEY FEATURES

- STONE BUILT MID TERRACED PROPERTY • INVESTMENT PROPERTY • NEWLY FITTED COMBI BOILER • TWO DOUBLE BEDROOMS • GAS CENTRAL HEATING • FULL UPGRADING REQUIRED • VERSATILE ACCOMMODATION • OUTDOOR SPACE WITH POTENTIAL • SOLD WITH NO ONWARD CHAIN • VIEWING INVITED

Description

**** A STONE BUILT TWO BEDROOMED MID TERRACED COTTAGE REQUIRING UPGRADING. AN IDEAL INVESTMENT FOR RENTAL PORTFOLIO.**

We have received instruction to offer to the sales market this stone built, two bedroomed mid cottage located within the popular residential area of Darwen. Benefiting from gas fired central heating, the property is in need of cosmetic internal upgrading - a great investment purchase with excellent scope to enhance the internal configuration with each room to the property being of a good size.

The accommodation consists of well proportioned lounge, kitchen with a range of wall and base units, recently installed Combi boiler, two double bedrooms and main three piece bathroom suite comprising of pedestal wash hand basin, low flush w.c. and paneled bath and an electric over bath shower. Externally, the property is pavement fronted and has an enclosed rear yard. The rear yard is of a good size and can be easily enhanced to create a great outside space.

A video tour of the property is available on request.

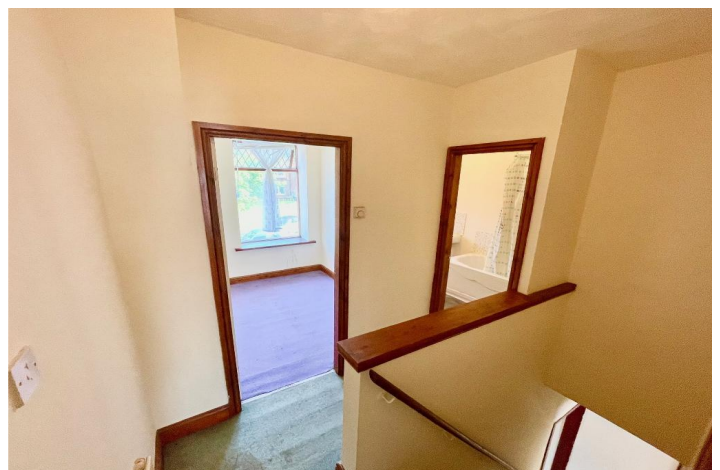
The property is sold with vacant possession and no onward chain. Interested parties who wish to view should contact our Tottington office on 01204 88 2368.

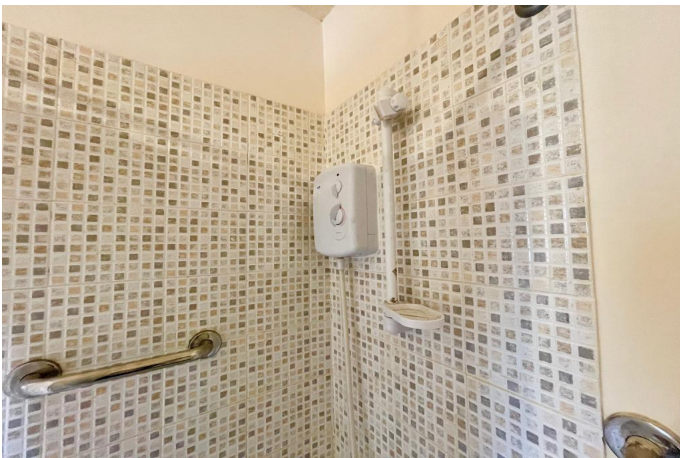
Accommodation:

Lounge: 13'6 X 13'3 (4.11m x 4.04m)
Dining Kitchen: 13'5 x 10'10 (4.09m x 3.30m)
Bedroom 1: 13'8 x 13'6 (4.17m x 4.11m)
Bedroom 2: 8'10 x 7'6 (2.69m x 2.26m)
Bathroom: 10'11 x 5'10 (3.33m x 1.78m)

Fixtures and Fittings

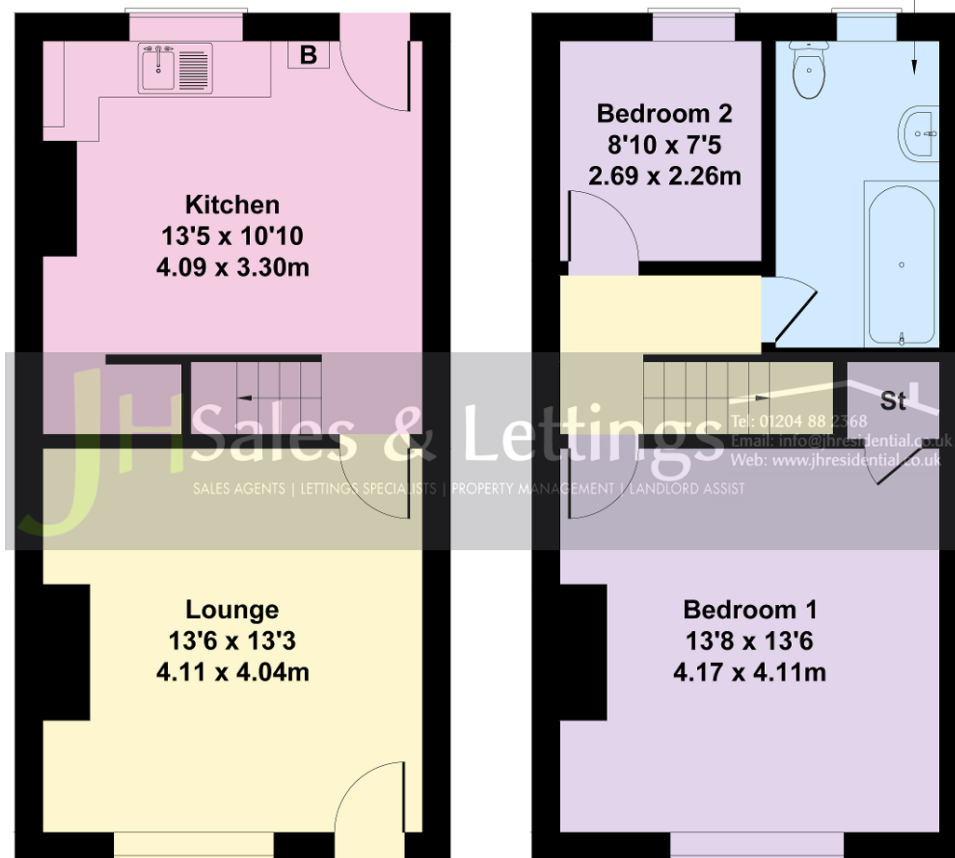
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases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





Approximate Gross Internal Area
761 sq ft - 71 sq m

Bathroom
10'11 x 5'10
3.33 x 1.78m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Energy Efficiency

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |