

Duffin's

— Estate Agents —



Duffin's Estate Agents are delighted to offer for SALE this perfect investment with sitting tenant! This flat comprises of one decent sized bedroom with patio doors leading into a small enclosed yard, spacious lounge with a fitted fire place, kitchen and three piece bathroom. The tenant has been in situ since August 2021 and the Assured Shorthold Tenancy is due to expire in August 2022. The rent payable is £395.00 per calendar month. The property is double glazed and gas central heated throughout.

The house is situated in Darwen in a highly popular area and is conveniently located within short proximity to Darwen Town Centre and the A666 accessing Bolton and Manchester.

Watery Lane, Darwen
Offers Over: £50,000

Property Details



Lounge
3.12m (10' 3") x
4.62m (15' 2")

Gas central heating radiator, UPVC double glazed French doors to the rear year, electric fire with surround, ceiling point and fitted carpet.



Bedroom
3.60m (11' 10")
x 3.90m (12'
10")

Gas central heating radiator, UPVC double glazed window, ceiling point and fitted carpet.



Kitchen

2.40m (7' 10") x
3.60m (11' 10")

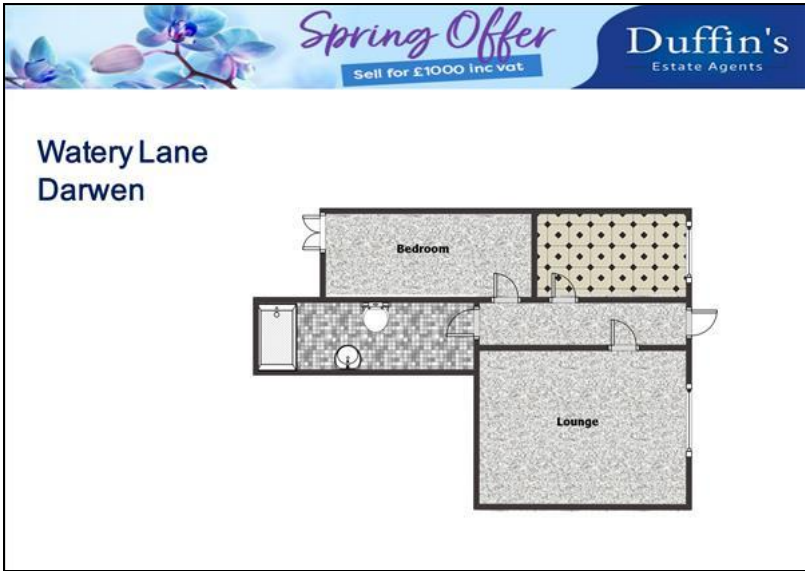
Full range of fitted wall and floor units including drawers, free standing oven, extractor, stainless steel single drainer sink unit, plumbed for washing machine, space for fridge freezer and laminate flooring.



Bathroom

2.80m (9' 2") x
1.62m (5' 4")

Three piece bathroom suite - bath with shower overhead, wash basin, WC, tiled splash backs and laminate floor.



Floorplans

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	70	78

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.