



## 2 bed terraced house to buy in

Railway Road, Darwen, Lancashire, BB3 2RJ

**£69,950** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ IDEAL INVESTMENT OPPORTUNITY
- ✓ MID TERRACED PROPERTY
- ✓ TWO BEDROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

Ideal Investment Opportunity this two bedroom garden fronted mid terraced property situated in the convenient location of Darwen. The property is close by to Darwen town centre and local amenities such as restaurants, bars & cafes. The railway station and bus station are within walking distance and the M65 motorway is only a 5 minute drive away.

The property comprises of: Lounge, kitchen/diner, conservatory, two bedrooms, bathroom, gas central heating and double glazing. Outside: There is a yard to the rear.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,950

Property Type: Terraced House

Parking: On Street

Year built: 1800

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Public rights of way: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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