



## 2 bed terraced house to buy in

Cemetery Road, Darwen, Lancashire, BB3 2LS

**£60,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Two Bedroom Terrace
- ✓ Gas Central Heating
- ✓ Bathroom with shower over bath
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

This two bedroom terraced is in need of some modernisation, sold with vacant possession with no onward chain. The property consists of entrance vestibule, spacious lounge with electric fire. The kitchen includes fitted worktops with built in hob/oven/extractor with a window overlooking the rear yard.

To the first floor you will find two bedrooms and the bathroom. Bedroom One overlooks the front and is suitably sized for a double bed, and other bedroom essentials, whereas bedroom two is located to the rear of the property. The bathroom comprises three piece suite, bath with overhead shower, wc and basin.

This property has undergone some improvements within the last few years, with new combi boiler and uPVC rear door.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 959

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

**Bedroom 2**

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**Bathroom**

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**Bedroom 1**

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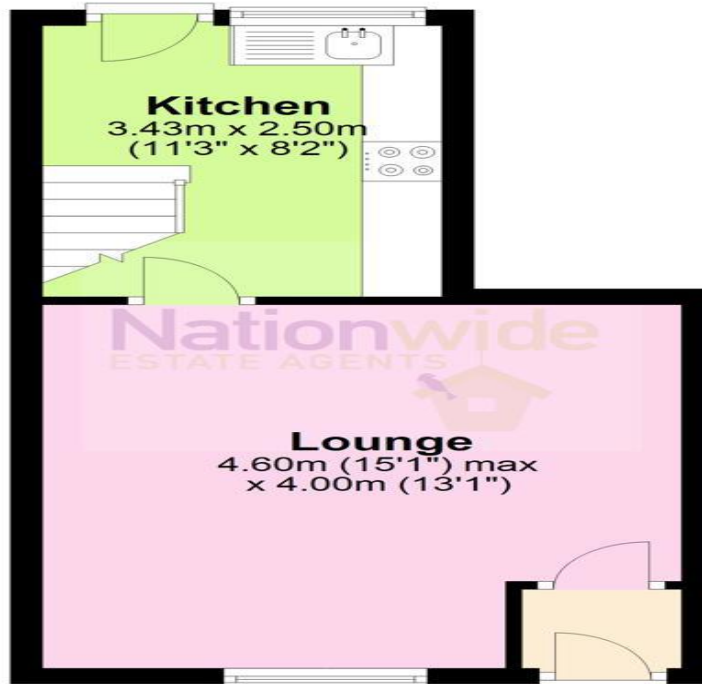
**Kitchen**

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**Lounge**


## Ground Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 52.2 sq. metres (561.8 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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