



5 COCKER STREET

DARWEN, BB3 2JE

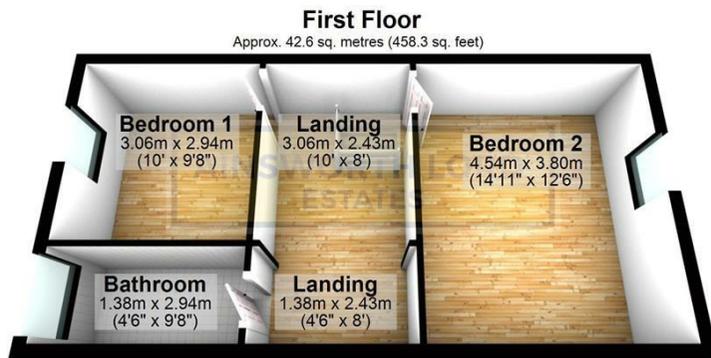
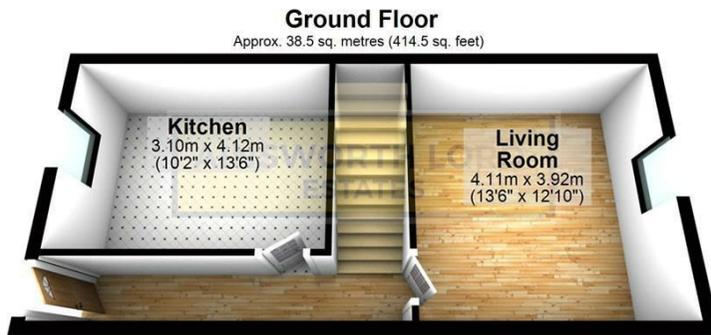
£55,000
LEASEHOLD

Nestled in the desirable Cranberry area of Darwen, this charming maisonette on Cocker Street presents an excellent opportunity for those looking to invest in a property with great potential. Boasting two well-proportioned bedrooms and a comfortable reception room, this home offers a welcoming space for both relaxation and entertaining.

The property features one bathroom, providing essential amenities for everyday living. While the maisonette is in need of renovation, this presents a unique chance for buyers to put their personal touch on the space and create a home that truly reflects their style and preferences.

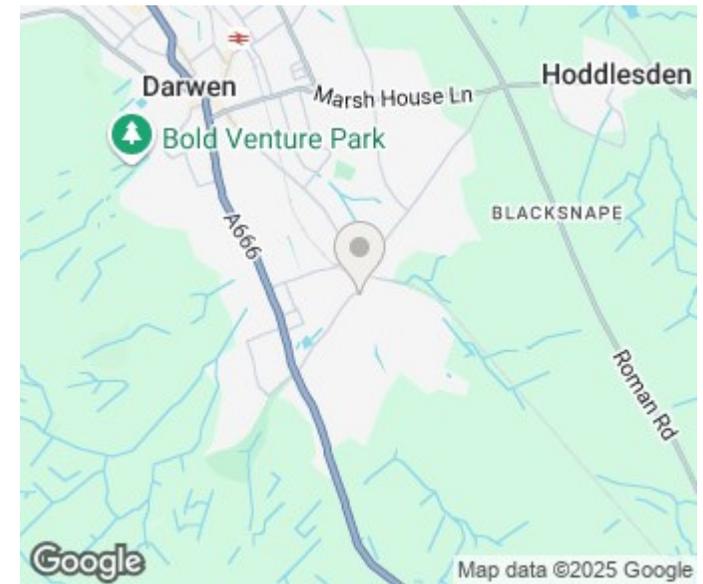
Situated in a good location, residents will benefit from the convenience of local amenities and transport links, making it an ideal choice for both first-time buyers and seasoned investors. Additionally, the property includes parking to the rear, a valuable asset in urban living.

**AINSWORTH LORD
ESTATES**



Total area: approx. 81.1 sq. metres (872.8 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Darwen Office Sales
49 Market Street
Darwen
Lancashire
BB3 1PS

01254 760660
Darwen@AinsworthLordEstates.com
www.ainsworthlordestates.com

**AINSWORTH LORD
ESTATES**