



39 ARGYLE STREET DARWEN, BB3 1EX

**£82,500
LEASEHOLD**

IDEAL BTL INVESTMENT OPPORTUNITY ** POTENTIAL 9% RETURN ** 2 BEDROOM SPACIOUS TERRACED
** LARGE KITCHEN/DINER ** LARGE LIVING ROOM ** POPULAR RESIDENTIAL AREA **CLOSE TO MOTORWAY LINKS & LOCAL SHOPS ** AVAILABLE NOW

**AINSWORTH LORD
ESTATES**



Total area: approx. 84.6 sq. metres (910.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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

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