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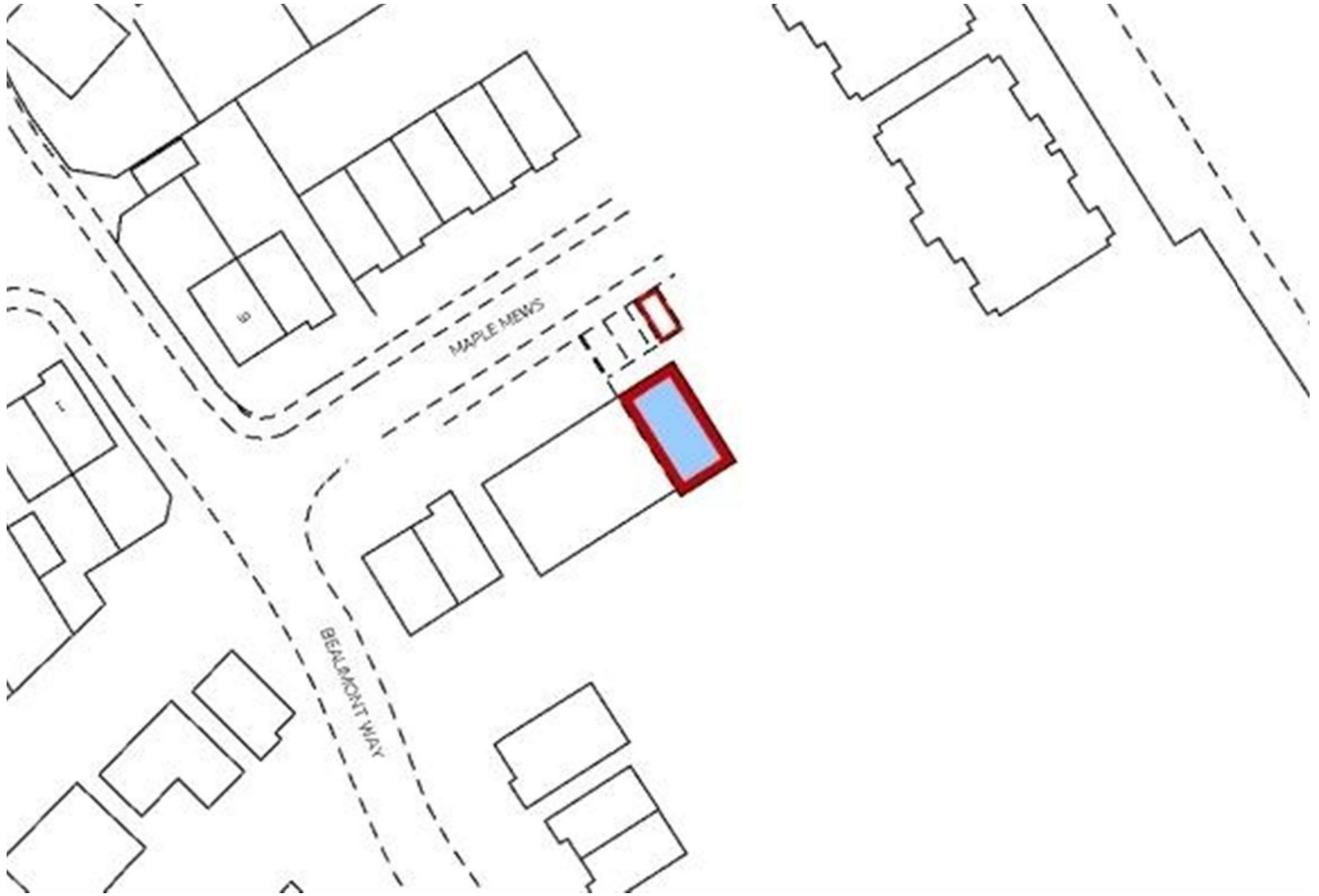
12 MAPLE MEWS
Darwen, BB3 3SF
Auction Guide £50,000

12 MAPLE MEWS

Property at a glance

- FIRST FLOOR 2 BEDROOM APARTMENT
- GUIDE PRICE £50,000 - £60,000
- TENANT IN PLACE AT £525PCM (£6,300PA)
- PRIVATE PARKING SPACE

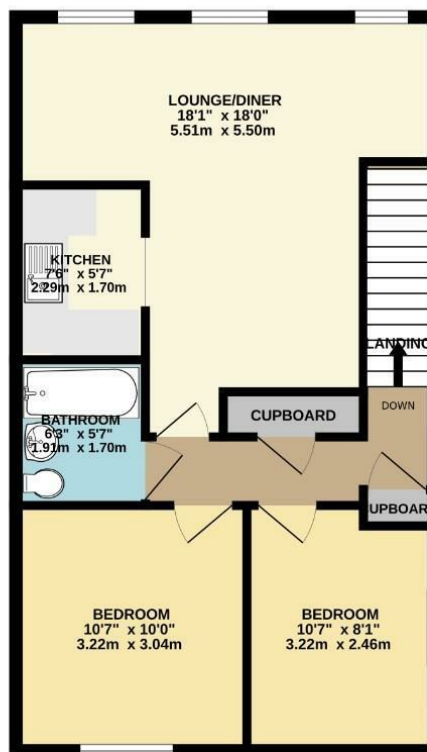
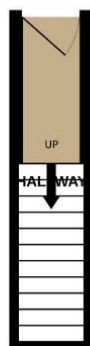
For sale via Pearson Ferrier Auctions starting Tuesday 8th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A 2 bedroom first floor apartment set in a quiet location between Darwen & Huddlesden. The apartment is an ideal buy to let with it having tenants in place at £525pcm (£6,300pa). The property comprises two bedrooms, bathroom, lounge/diner, kitchen, landing and hallway. Externally there is a private parking bay with visitors bays. The property is located on a modern development, just off Marsh House Lane, close to Blacksnape playing fields. Guide Price £50,000 - £60,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.



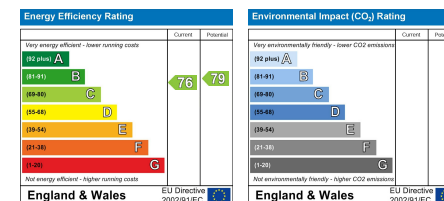


GROUND FLOOR
613 sq ft, (56.9 sq m) approx.

1ST FLOOR
570 sq ft, (52.8 sq m) approx.



TOTAL FLOOR AREA: 613 sq ft, (56.9 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.