



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Sandringham Road, Darwen, BB3 0BL

£110,000

A GREAT INVESTMENT OPPORTUNITY SOLD WITH TENANT IN SITU RECEIVING £800PCM

Located on the charming Sandringham Road in Darwen, this delightful two-bedroom mid-terrace house presents an excellent investment opportunity. Currently sold with a tenant in situ, this property is ideal for those looking to expand their portfolio or enter the rental market with a ready-made income stream.

The house boasts a practical layout, making the most of its space. The living areas are inviting and well-proportioned, providing a comfortable environment for tenants. The two bedrooms are also generously sized, ensuring ample room for relaxation and rest.

Situated in a well-established neighbourhood, the property benefits from local amenities, schools, and transport links, making it an attractive option for potential renters. The surrounding area is known for its community spirit and accessibility, enhancing the appeal of this investment.

With its current tenant in place, this property offers immediate returns, allowing you to enjoy the benefits of property ownership without the hassle of finding new tenants. Whether you are an experienced investor or a first-time buyer looking to make a smart move, this mid-terrace house on Sandringham Road is a promising choice. Don't miss the chance to secure this valuable asset in a thriving area.

# Sandringham Road, Darwen, BB3 0BL

£110,000



- Two Bedroom Mid Terrace Property With Tenant In Situ
- Council Tax Band
- Ideal for investors
- Close to local amenities
- Spacious living area
- Modern kitchen design
- Ideal Investment Opportunity With Viewing Recommended

- EPC Rating C
- Easy access to transport links
- Low Maintenance Garden

## Entrance Vestibule

3'5 x 3'3 (1.04m x 0.99m)

## Hallway

13'5 x 3'5 (4.09m x 1.04m)

## Reception Room One

12'9 x 10'2 (3.89m x 3.10m)

## Kitchen

14' x 12'5 (4.27m x 3.78m)

## First Floor

## Landing

14' x 6'4 (4.27m x 1.93m)

## Bedroom One

14'1 x 10'5 (4.29m x 3.18m)

## Bedroom Two

13'11 x 8'6 (4.24m x 2.59m )

## Bathroom

16'3 x 5'9 (4.95m x 1.75m)



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