

2 bed terraced house to buy in

Holker Street, Darwen, Lancashire, BB3 2BY

£55,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions
- Vacant Posession
- Two Bed Mid Terraced Property
- EPC F - Limited Lending
- EPC Rating F

Key Information

- Council Tax: Band A
- EPC Rating: F
- Heating supply: No Heating
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Two bedroom mid-terraced house in Darwen, offering clear scope for modernisation and improvement. The property will appeal particularly to investors or buyers seeking a project in a convenient residential location close to the town centre.

On the ground floor, there is a well-proportioned front reception room with high ceiling and large front window providing good natural light. To the rear, a generous kitchen space offers ample floor space and sink unit, giving plenty of room to reconfigure or upgrade to a contemporary family kitchen.

Upstairs are two bedrooms of practical proportions and a first-floor bathroom fitted with coloured suite, again ideal for updating to modern standards. The layout is straightforward and offers good potential to create a comfortable home or rental property.

Holker Street is within easy reach of Darwen town centre, with its range of supermarkets, independent shops, cafés and leisure facilities. Nearby open spaces include Whitehall Park and access to the surrounding moorland for walking and cycling.

Public transport links are convenient, with Darwen railway station around a 10–15 minute walk away, providing regular services to Blackburn in approximately 8 minutes and Manchester Victoria in around 45–50 minutes. Local bus routes run through the town, connecting to surrounding districts and Blackburn town centre.

This two bedroom terraced house represents a solid opportunity for buyers looking to add value through refurbishment in a popular East Lancashire location.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: No Heating

Electric: National Grid

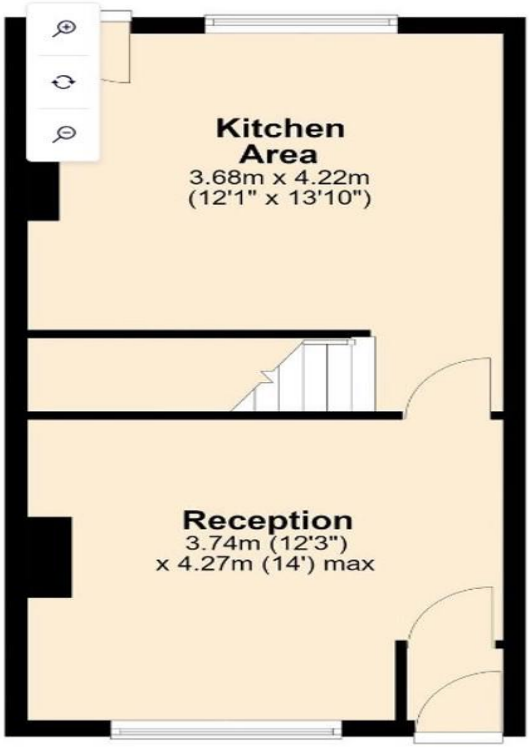
Water: Direct mains water

Water meter: No

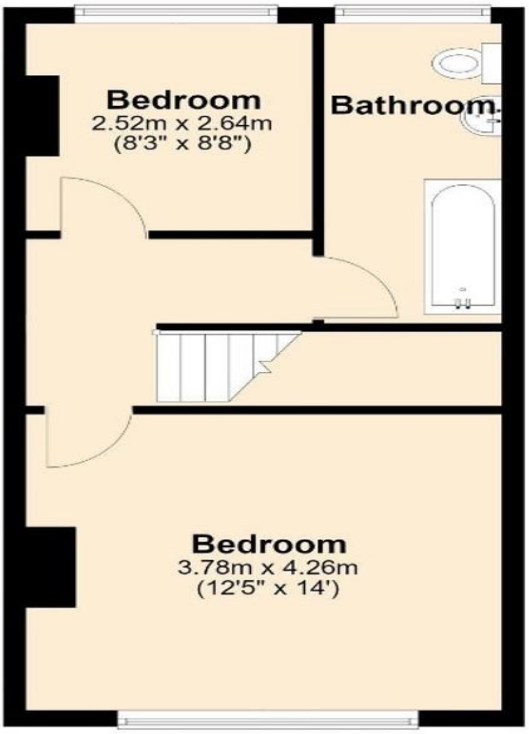
Sewerage: Standard UK domestic

Air conditioning: No

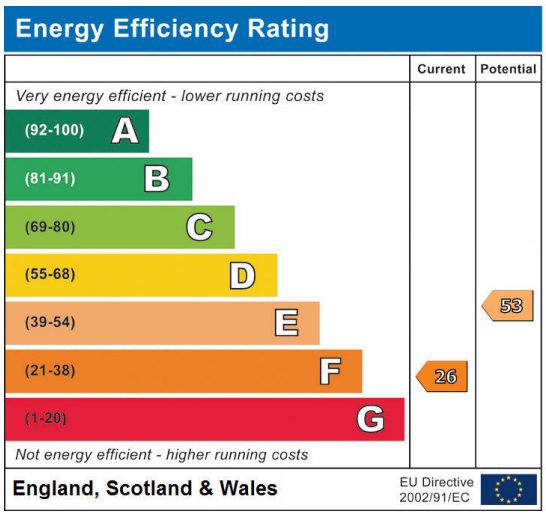
Ground Floor
Approx. 36.3 sq. metres (390.3 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 sq. feet)



Holker Street, Darwen, Lancashire, BB3 2BY

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.