



Ainsworth Close, , Darwen, BB3 2UL

- 3 Story Town House
- Dining Room
- Two First Floor Bedrooms
- Second Floor Bedroom
- Spacious Lounge
- Modern Fitted Kitchen
- Three Piece Bathroom
- No Chain

£169,950



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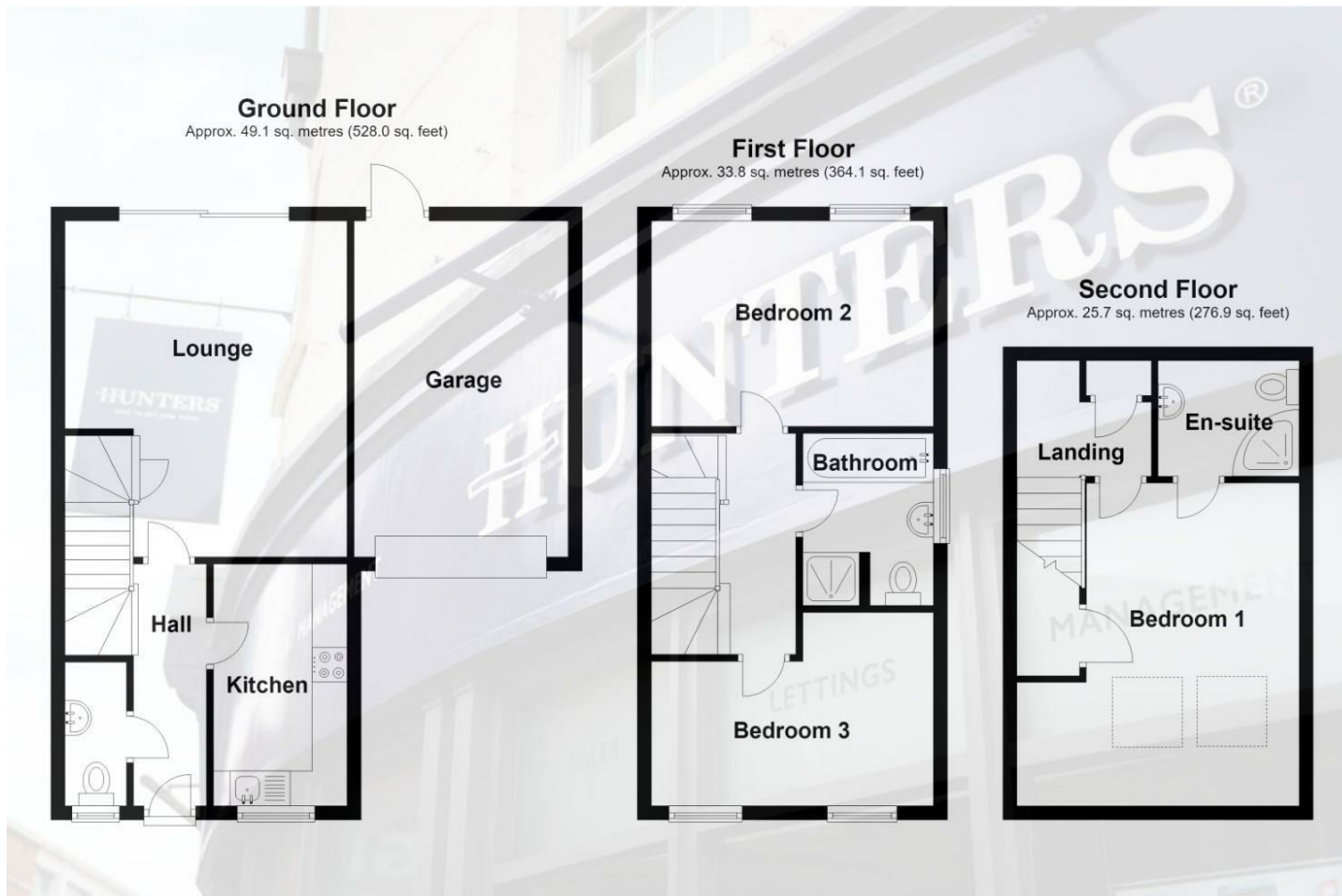
DESCRIPTION

Situated in the Belgrave area of Darwen this modern town house home provides the perfect living space for any growing family.

The accommodation comprises of one reception room, modern fitted kitchen and ground floor WC. On the next floor there is two bedrooms and a three piece family bathroom. Externally there is the garage to the side with a driveway for additional parking and there are gardens to the front and rear.







Ground Floor
Approx. 49.1 sq. metres (528.0 sq. feet)

First Floor
Approx. 33.8 sq. metres (364.1 sq. feet)

Second Floor
Approx. 25.7 sq. metres (276.9 sq. feet)

Total area: approx. 108.6 sq. metres (1169.0 sq. feet)

Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

