







Falcon Avenue, , Darwen, BB3 1QX

- Large Garden Fronted Terrace
- Bathroom & En-Suite
- Open Plan Kitchen/Family Room
- Front & Rear Gardens
- Recently Modernised
- 3 Double Bedrooms
- Front Lounge
- Ground Floor WC
- No Onward Chain
- Excellent Location

HUNTERS®
HERE TO GET *you* THERE

£215,000

Falcon Avenue, , Darwen, BB3 1QX

DESCRIPTION

Hunters are pleased to bring Falcon Avenue to market. A generous sized 3 bedroom terrace, having recently undergone a programme of modernisation throughout benefitting from no onward chain.

The property comprises, vestibule, entrance hall, front lounge with bay window, open plan kitchen & sitting room with a ground floor WC. to the first floor there are three good size bedrooms, bathroom and master en-suite. There is good garden space to both the front & rear along with on street parking.

Falcon Avenue is a cul de sac with a path way into picturesque Sunnyhurst Woods at the end of the road. This is a most sought after street in one of Darwen's premier locations, which is well served by a variety of local amenities and good transport routes.

OUR THOUGHTS - 'A generous sized property suited to growing families'

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

Some images digitally staged for visual purposes.



















Total area: approx. 98.2 sq. metres (1056.9 sq. feet)

Viewings

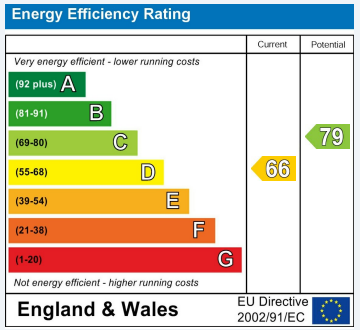
Please contact darwen@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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