



Epworth Street, , Darwen, BB3 2QR

£175,000



# Epworth Street, , Darwen, BB3 2QR

## DESCRIPTION

Hunters are delighted to present this stunning terrace home to the market with no onward chain located in the Whitehall area.

The property briefly comprises; entrance vestibule, entrance hallway, front lounge, rear sitting room and kitchen. From the kitchen there is access to a two tiered yard. To the first floor there are three bedrooms and a modern three piece bathroom suite.

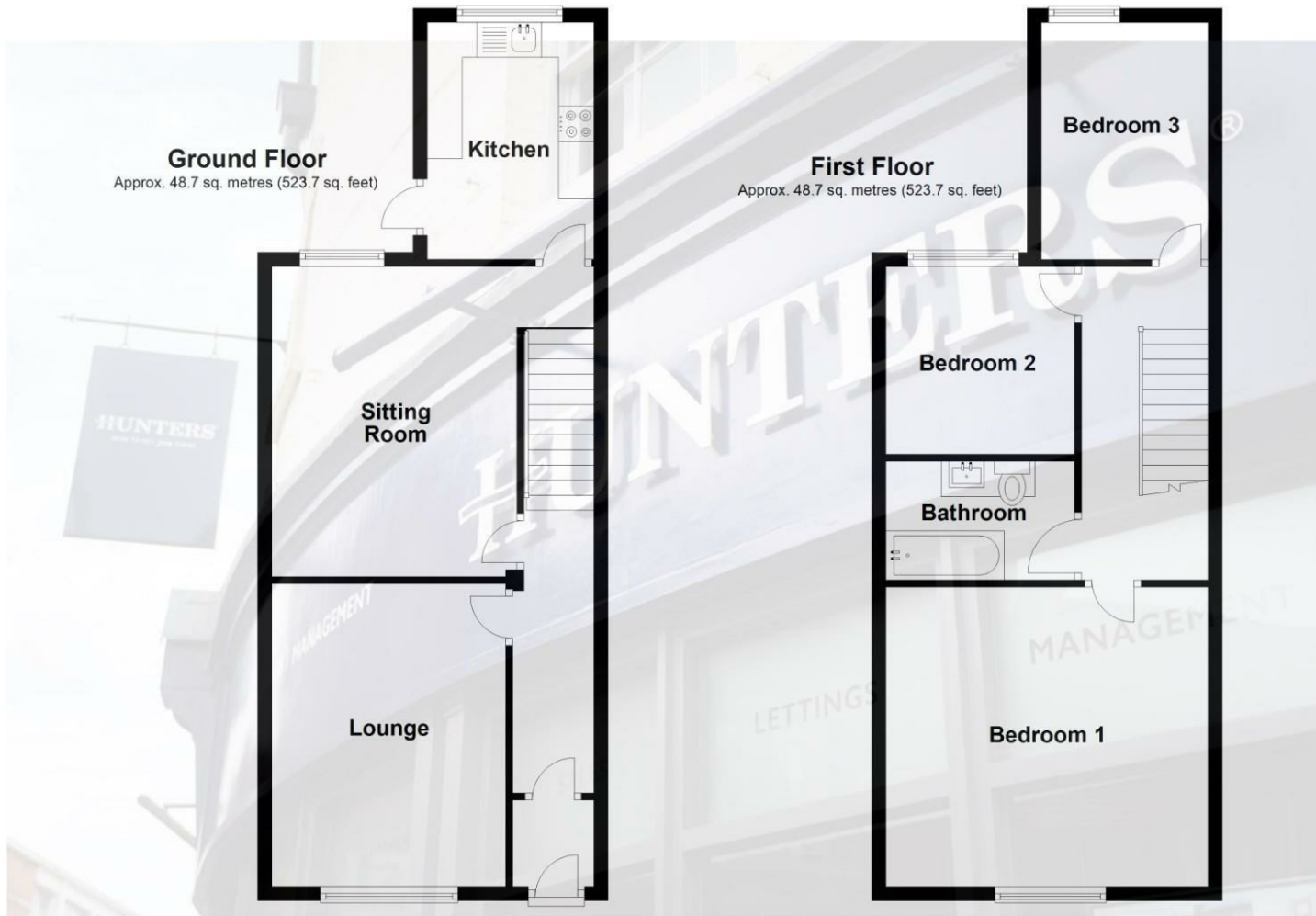
Epworth Street is located in the Whitehall area of Darwen, with close links to good schools both secondary and primary. There is easy access into Darwen town centre along with Bolton, with access over the A666. Local shops and amenities can be found within a short walking distance and Bolton Road is on a bus route for those that don't drive.

OUR THOUGHTS - 'Properties in Whitehall always fetch plenty of attention. With 3 beds and no onward chain we expect this to go quick'

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.







**Ground Floor**  
Approx. 48.7 sq. metres (523.7 sq. feet)

**First Floor**  
Approx. 48.7 sq. metres (523.7 sq. feet)

Total area: approx. 97.3 sq. metres (1047.4 sq. feet)

**Viewings**

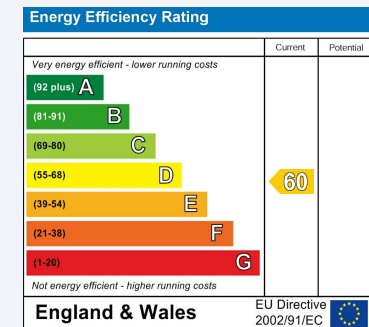
Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

