



Moss Fold Road, , Darwen, BB3 0AQ

- Garden Fronted Terrace
- Two Double Bedrooms
- No Onward Chain
- Requires TLC
- Two Sitting Rooms

£99,950

HUNTERS®

HERE TO GET *you* THERE

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DESCRIPTION

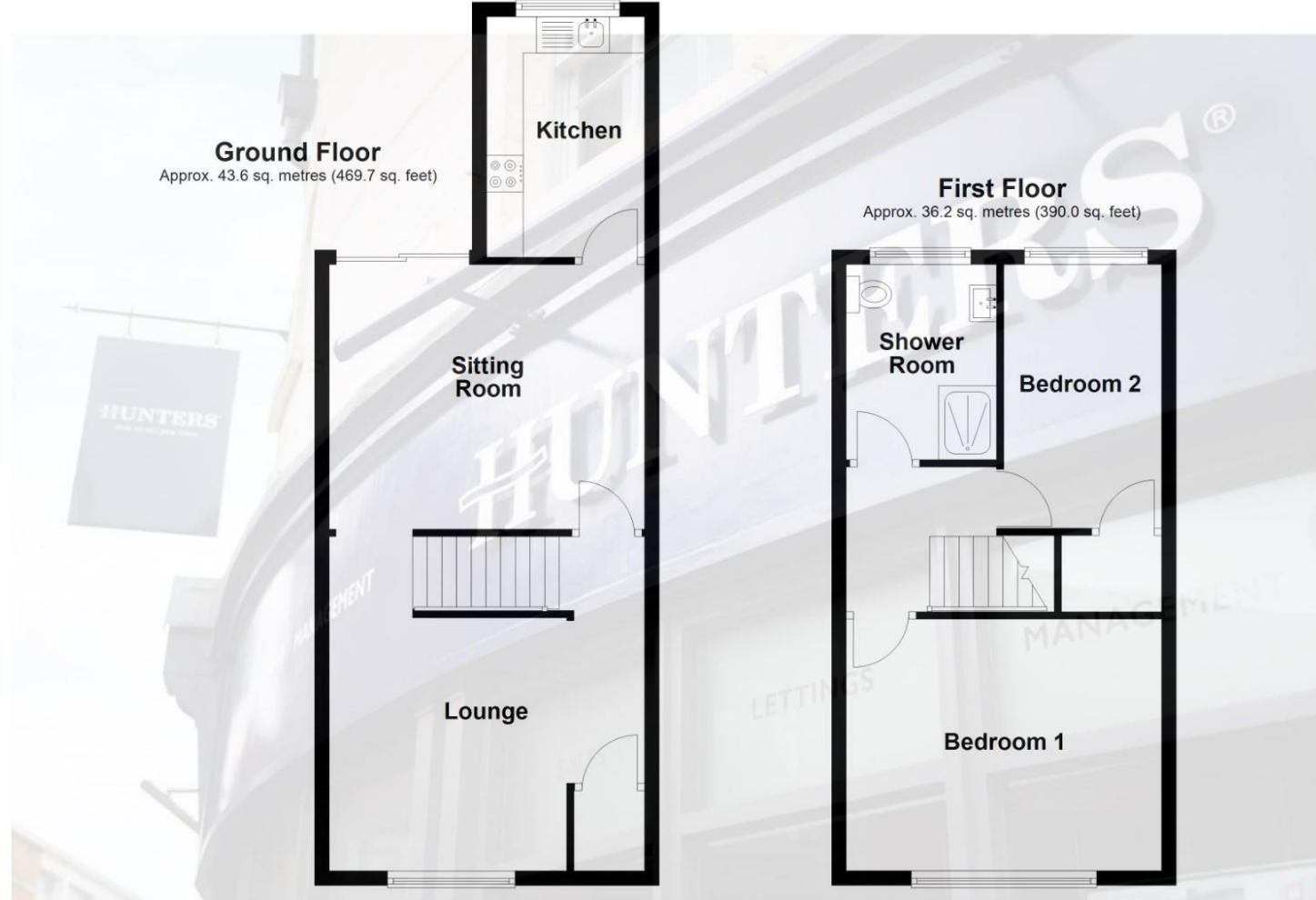
Hunters are pleased to bring to market this spacious garden fronted terrace. Requiring some TLC this makes an ideal investment for anyone expanding their property port-folio or any first time buyers want a mini project.

The property comprises; vestibule, spacious lounge, sitting room and kitchen. to the first floor there are two double bedrooms and a three piece shower room. The property is liveable, but does appeal to buyers who want to modernise and do work. Out back there is a good size yard with a store room.

The house is well positioned on a quiet terrace row, within walking distance of local shops and amenities along with Darwen town centre being within within 1 mile. There is a great range of schools in the area to cater any educational requirements you have. There is also very easy access onto the M65 motorway link.

OUR THOUGHTS - ' If you are wanting a bit of a mini project this offers excellent scope'





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		
(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.