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FALCON AVENUE, DARWEN

Offers Over £199,950



Located in a very popular location, this semi detached dormer bungalow offers an exciting opportunity for anyone wanting a mini project.

The property comprises; entrance hall, lounge, dining kitchen, ground floor bedroom, two ground floor shower rooms & rear reception room. The layout downstairs is quite unique due to the current sellers requirements but does offer an ideal setup for anyone with any disability. To the first floor there are two further bedrooms and a store room. The property is perfectly liveable as it is, but does appeal to buyers who want to modernise & make a property their own.

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 - 'An excellent option for anyone wanting a mini project'

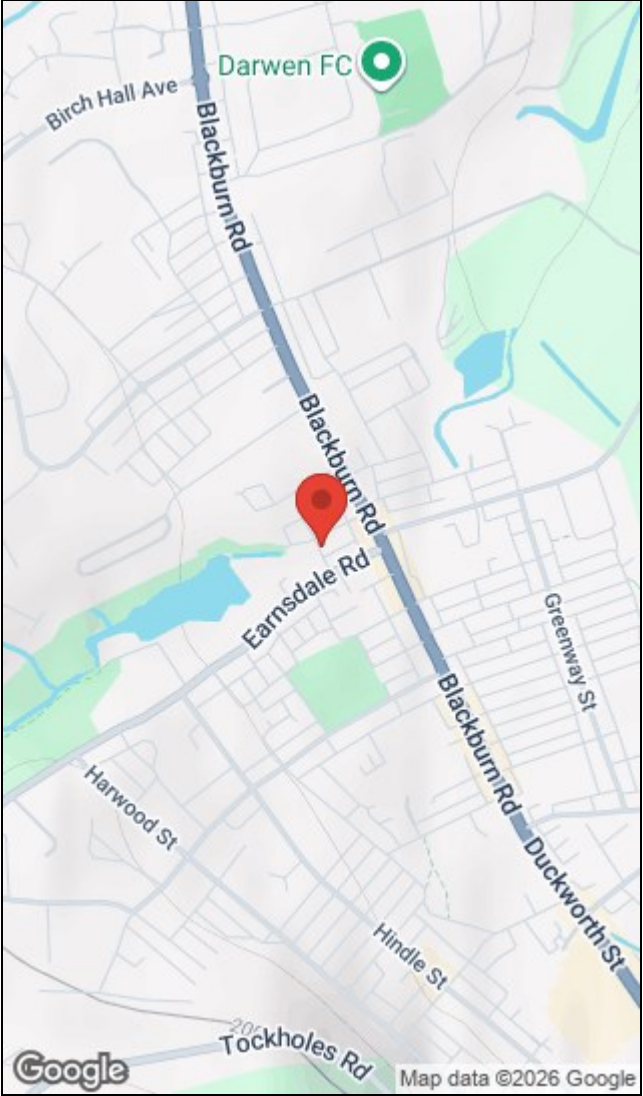
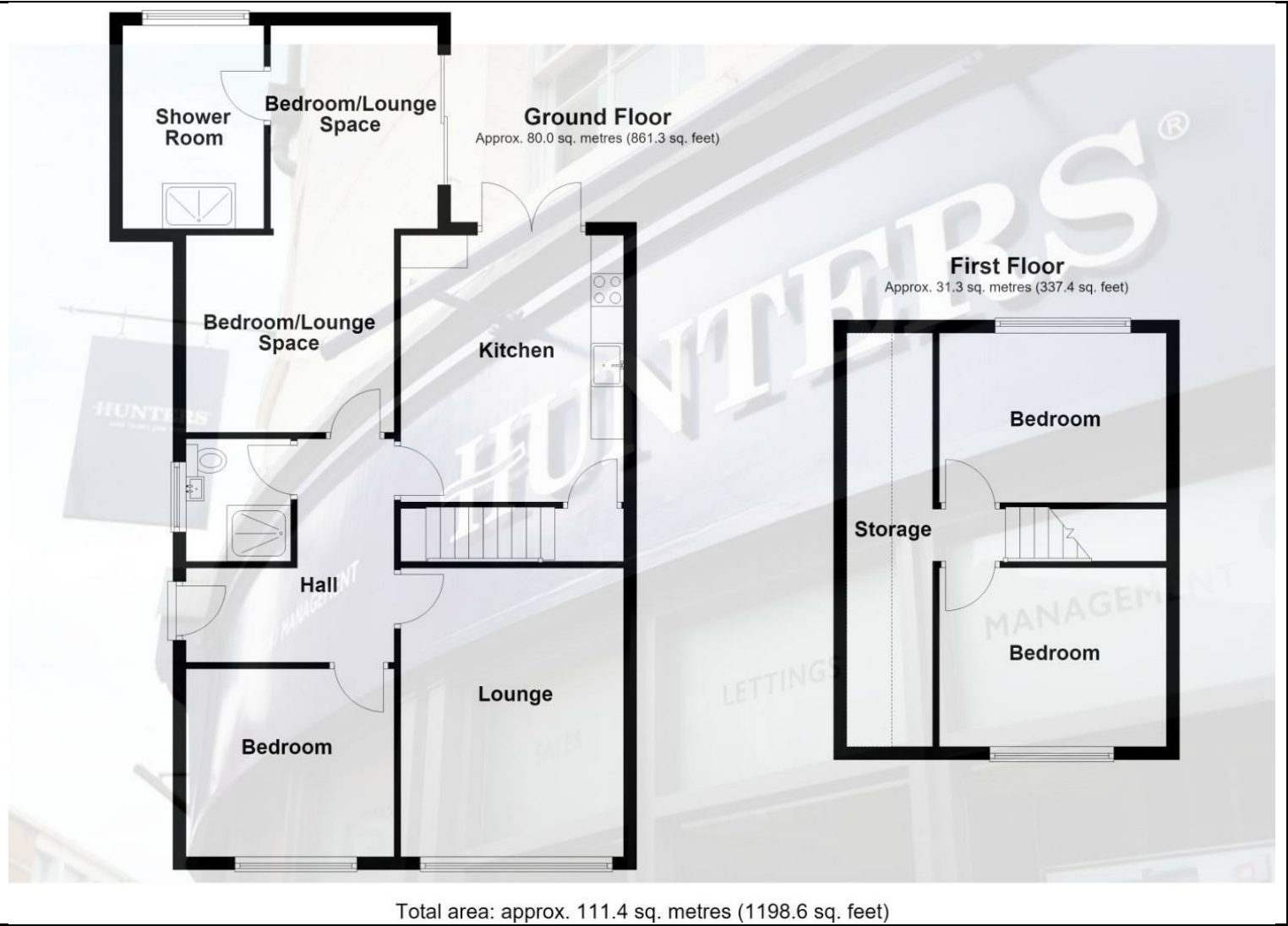
KEY FEATURES

- Semi Detached Dormer Bungalow
 - Excellent Location
 - Driveway & Gardens
 - Potential For 4 Bedrooms
 - Requires Touch Of TLC
 - Two Shower Rooms
 - No Chain









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	