



## Harwood Street, , Darwen, BB3 1PQ

- Modern Town House
- Spacious Lounge
- Modern Bathroom
- Three Piece Bathroom
- Allocated Parking
- Stunning Dining Kitchen
- Two Double Bedrooms
- Landscaped Flagged Garden
- Ideal First Home Or Downsizing Option
- Close To Sunnyhurst

**£189,950**



# Harwood Street, , Darwen, BB3 1PQ

## DESCRIPTION

Situated near the Sunnyhurst area of Darwen this super impressive town house is going to be in high demand.

The property comprises; entrance hall, front lounge, attractive dining kitchen with arrange of fitted appliances, two double bedrooms and a three piece bathroom. The house is presented very well, with the kitchen being the stand out. Out back there is a landscaped two tiered garden with a storage shed. To the front there is a neat garden area with steps leading up to the front door. There is gas central heating providing through a recently installed combi boiler and there is Upvc double glazing throughout. Another major benefit is that the property comes with designated parking on the corner of Vale/Harwood Street.

The property is situated close to Sunnyhurst Woods and has easy access up to Tockholes Road accessing the moors. There are schools close by with Avondale primary school being within walking distance as well as day to day amenities. Darwen centre again is within short proximity where there is a growing vibrant nightlife and highly respected market.

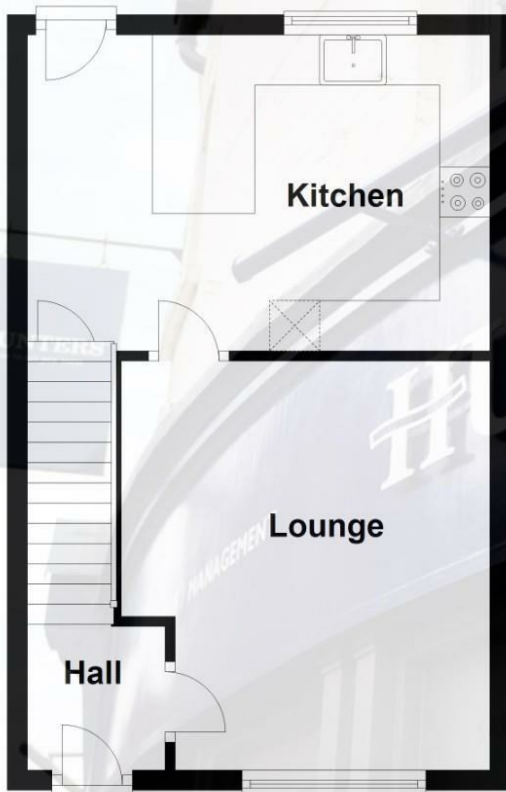
OUR THOUGHTS - 'Simply first class. For first time buyers this is just perfect. For anyone maybe looking to downsize as well we think this will tick every box'





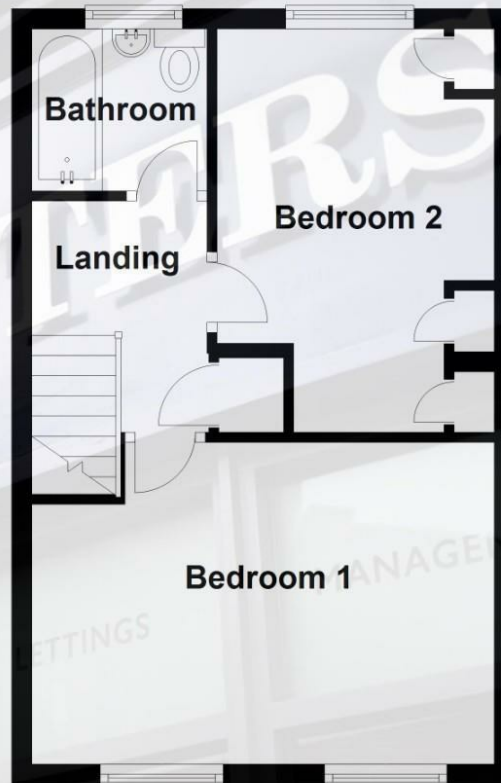
## Ground Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



## First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.2 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.  
Plan produced using PlanUp.

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.