



Birch Hall Avenue, , Darwen, BB3 0JB

- 3 Bed Semi Detached
- Kitchen & Ground Floor Bathroom
- Scope To Extend
- Spacious Lounge
- Generous Sized Garden
- No Chain

Offers Over £139,950



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DESCRIPTION

This spacious three bedroom semi is a real treat for first time buyers. With an excellent size garden, 3 beds and scope to put your own stamp on the internal finish. Available with no onward chain.

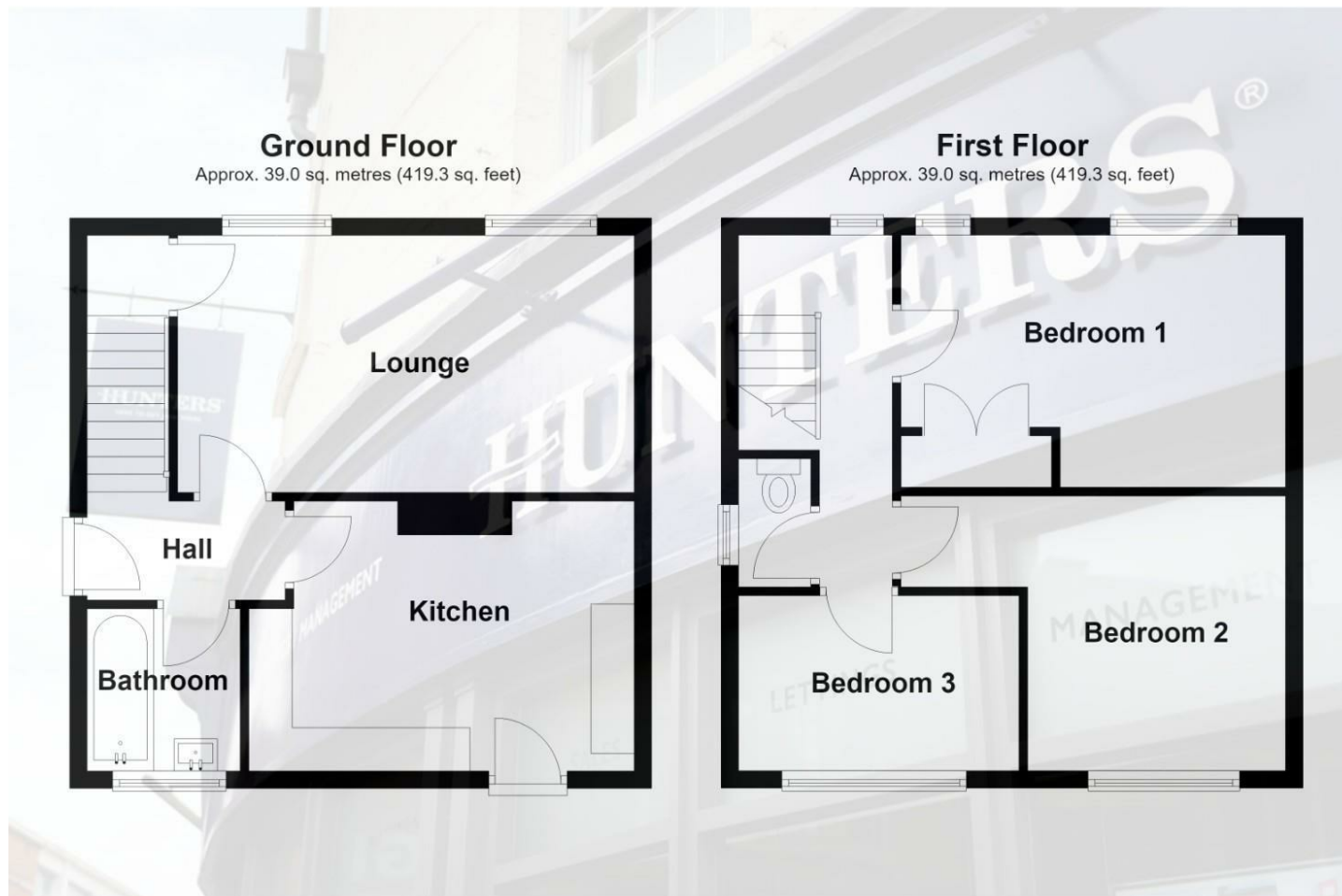
The property comprises; entrance hall, kitchen, spacious lounge, ground floor bathroom. To the first floor there are three bedrooms and a separate toilet. Out back there is a very good sized garden with a mixture of lawn and flagged patio. The size offers extremely practical space with an extension (subject to relevant planning permission).

The house is conveniently located on the bottom of Birch Hall, with easy access onto the M65 motorway link. There are two schools within walking distance including Darwen Vale & St Edwards Primary School. For those that like a walk, the moors are easily accessible from here along with Darwen Golf Club.

OUR THOUGHTS - 'We feel this offers excellent value for money for the plot size - no onward chain as well adds even more to its appeal'







Total area: approx. 77.9 sq. metres (838.5 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.

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.