

Happiness
IS A
Kitchen
FULL OF
full tummies and
Smiles

HUNTERS[®]
HERE TO GET *you* THERE

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RICHMOND TERRACE, DARWEN

£135,000



Hunters are delighted to welcome this lovely garden fronted terrace, situated on a popular street in Darwen. The property makes for the perfect first home if your looking to get a step onto the property ladder or equally suited to buy to let investors looking for a generous return.

The property comprises of; entrance vestibule, front lounge with log burner & kitchen. To the first floor there are two bedrooms and a luxury four piece bathroom. From the landing there is another stairway leading to a spacious attic room with velux window. bathroom. To the rear there is a well maintained flagged yard with access to a storage room off the back of the kitchen.

The house is positioned within walking distance of Darwen town centre where you will find the majority of amenities you would need along with transport links. The train station is a 2 minute walk away with a commute time to Manchester around 45 minutes.

OUR THOUGHTS - *'Great value for money for any first time buyers looking to get started'*

KEY FEATURES

- 3 Story Terrace
- Front Lounge With Log Burner
- Modern Kitchen
- Stylish Four Piece Bathroom
- Two Bedrooms & Attic Room
- Ideal First Home





Ground Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.6 sq. feet)

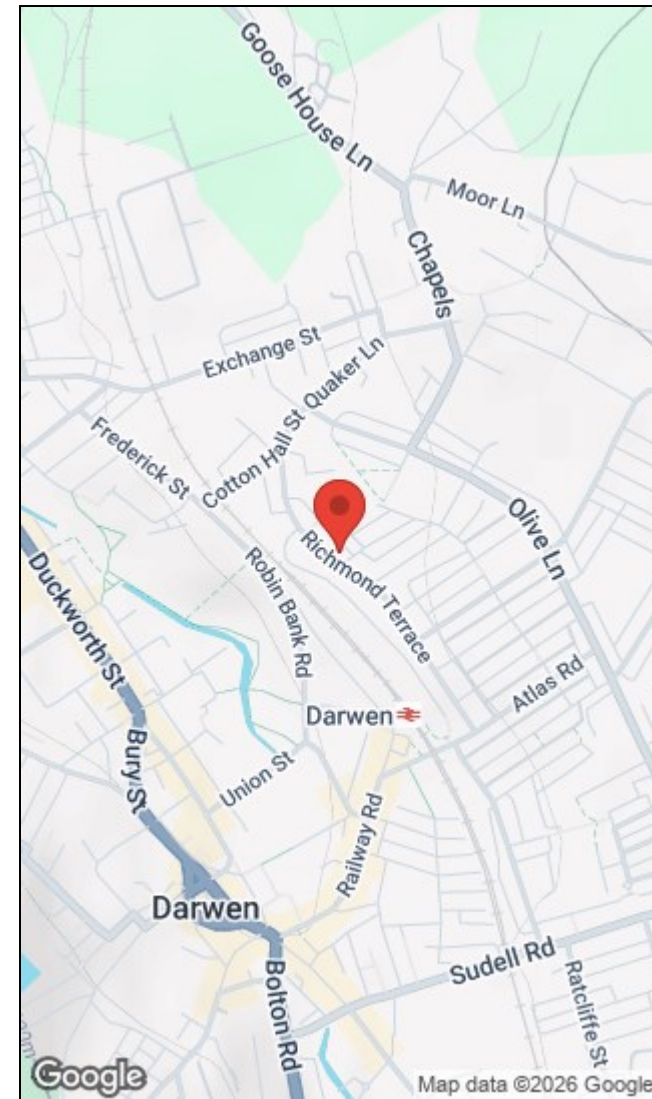


Second Floor

Approx. 14.4 sq. metres (154.6 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	86		
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
69			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC