



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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## LIGHTBOWN STREET, DARWEN

£145,000



Hunters welcome another fabulous terrace to the market. This stylish property has been tastefully decorated throughout appealing to buyers wanting a modern finish.

The property comprises, vestibule, front lounge, rear reception room and a modern kitchen. To the first floor there are two good sized bedrooms and a stylish bathroom suite. From the landing there is access to an attic room which is currently used as a cinema style room. Out back there is a private yard accessible from the kitchen area.

Lightbown Street is a quiet cul-de-sac within 5 minutes walk of Darwen train station along with local amenities and easy access to M65 motorway link.

**OUR THOUGHTS** - *'We feel this suits first time buyers perfectly'*

## KEY FEATURES

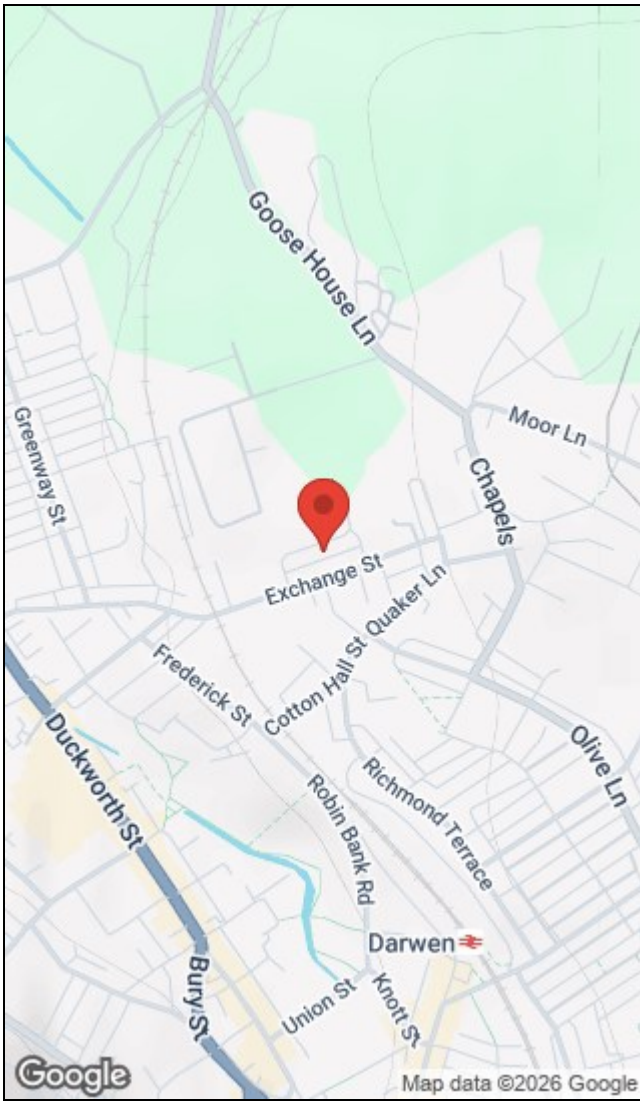
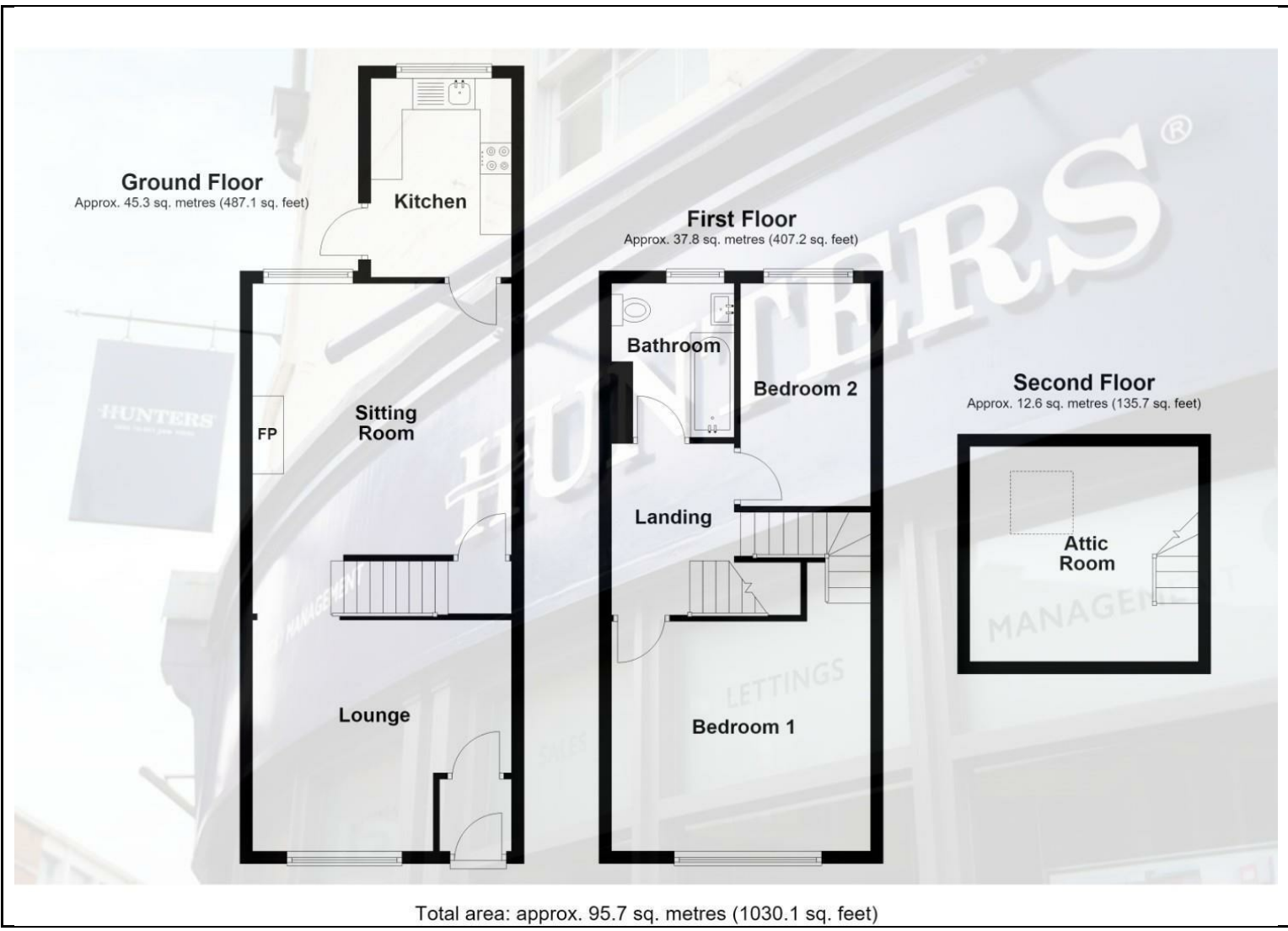
- Modern Terrace
- Two Double Bedrooms & Attic Room
  - Two Sitting Rooms
- Stylish Kitchen & Bathrooms
  - Ideal For First Time Buyers
  - Tasteful Decor Throughout
    - Quiet Location
- 5 Minute Walk From Darwen Train Station

Station









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

