



## Marsh House Lane, , Darwen, BB3 3SP

- Ground Floor Apartment
- Two Bedrooms
- Popular Residential Estate
- Great Option For Downsizing
- No Chain
- Parking
- Potential For £750 PCM

£99,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Marsh House Lane, , Darwen, BB3 3SP

## DESCRIPTION

Hunters are excited to bring to the market this two bedroom apartment. Situated on the ground floor this property suits many buyers, from first timers, buy to let investors or anyone looking to downsize.

The apartment comprises; entrance hallway, spacious lounge with dining area & French patio doors, modern kitchen, two double bedrooms, one en-suite shower room and a three piece bathroom. There is a telephone intercom system to gain access to the main entrance for added security purposes. Externally there is an allocated parking bay to the front of the apartment, along with designated visitors parking.

The apartment is well positioned, located within short proximity of Darwen town centre along with travel links and supermarkets.

**OUR THOUGHTS** - 'For anyone downsizing this is a great option, very practical especially with the ground floor setup. Anyone interest for buy to let, this should achieve around £750 PCM'

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





## Ground Floor

Approx. 57.3 sq. metres (616.2 sq. feet)



Total area: approx. 57.3 sq. metres (616.2 sq. feet)

### 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)	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		76	
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.