



## Ainsworth Close, , Darwen, Lancashire, BB3 2UN

- Ground Floor Apartment
- Two Double Bedrooms
- Three Piece Bathroom
- Private Parking
- Can Be Sold With Sitting Tenant Or Vacant
- Open Plan Lounge & Kitchen Areas
- Master En-Suite
- Fresh Decor
- Secure Entry System

**£110,000**



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## DESCRIPTION

Hunters are pleased to bring to the market this two-bedroom, ground floor apartment that is well presented throughout and is in the ever-popular Ainsworth Court block of apartments. The apartment is available with vacant possession but can sold be sold with a sitting tenant.

The property briefly comprises of; an entrance hallway, spacious living room, a modern fitted kitchen, two double bedrooms, one with an en-suite bathroom and a three-piece bathroom.

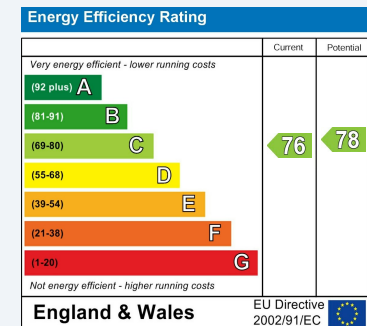
Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. 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.





## 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.



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.

### 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.



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