



HUNTERS[®]
HERE TO GET *you* THERE



CEMETERY ROAD, DARWEN

£165,000



This modern three-bedroom terraced home is situated on Cemetery Road in the popular Whitehall area of Darwen. Tastefully presented throughout, the property offers stylish and comfortable living, ideal for first-time buyers and young families. With no onward chain, the home is ready for immediate occupation.

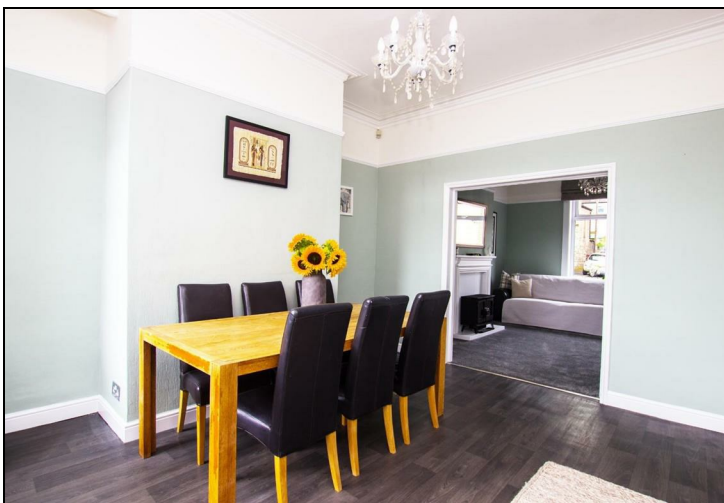
The property comprises; vestibule, entrance hall, open plan lounge & dining rooms with a kitchen to the back. From the kitchen there is access to a well presented yard benefitting from a wood decked patio area with a pleasant view towards Hoddlesden. To the first floor there is a spacious landing giving access to three good size bedrooms and a modern bathroom suite.

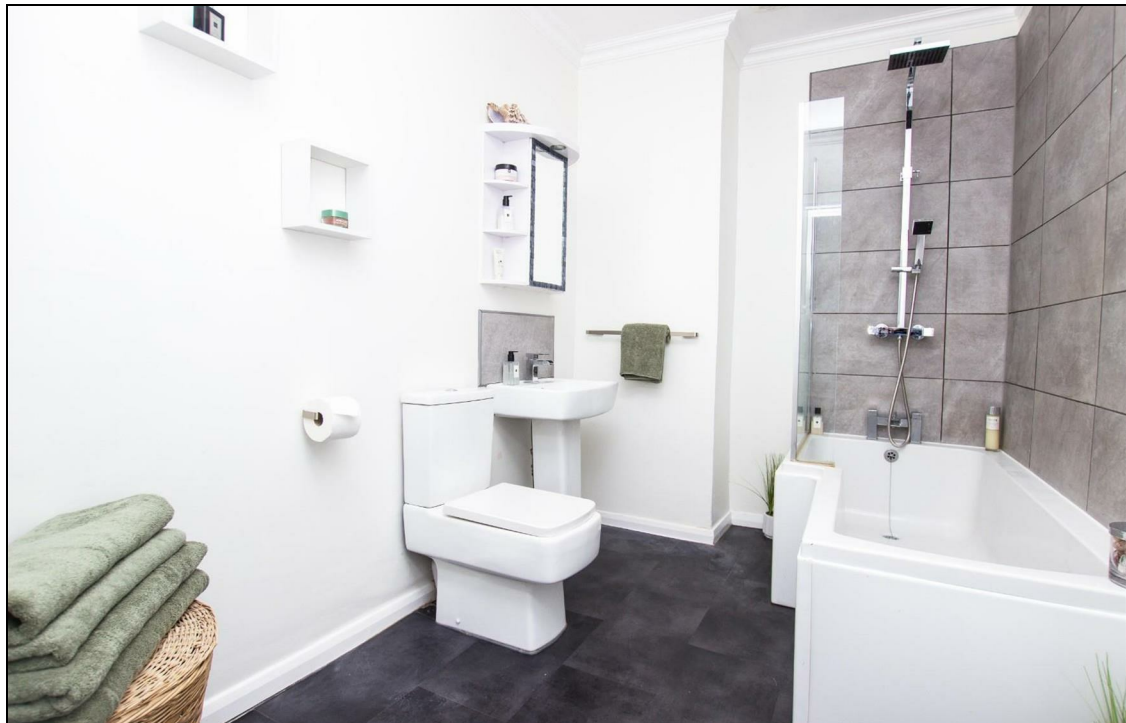
Cemetery Road is conveniently located, providing easy access to both Darwen and Bolton, and is within a 45-minute commute to Manchester, making it perfect for those who work in the city but prefer a quieter residential setting.

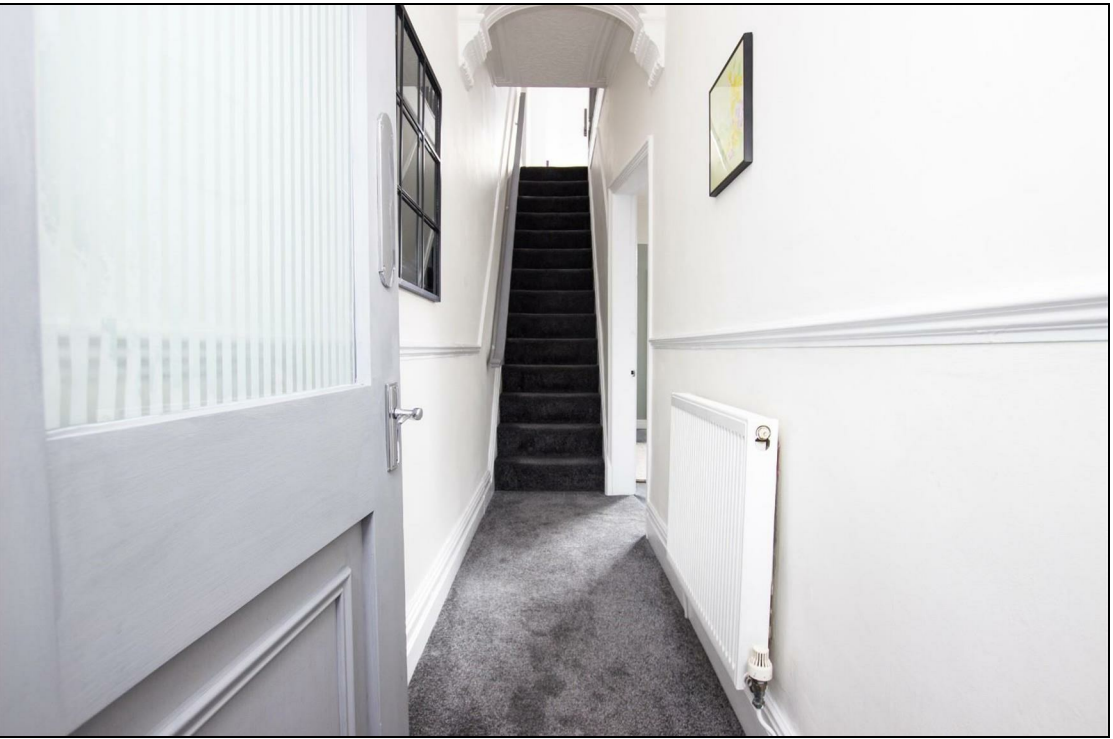
OUR THOUGHTS - *'An excellent home which is very well priced in an ever increasing Darwen market'*

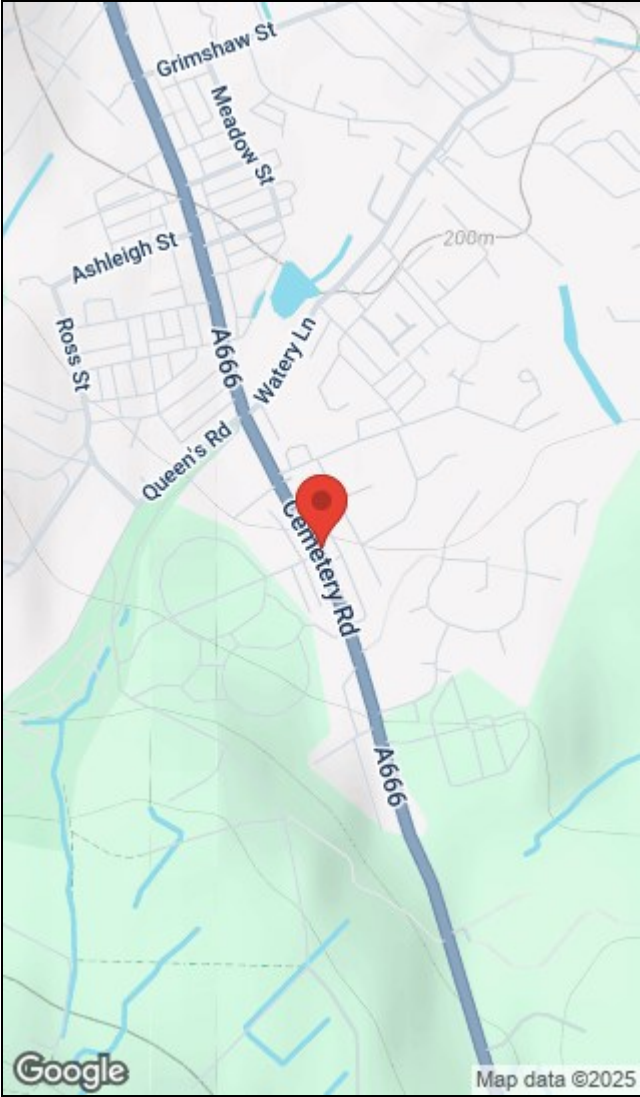
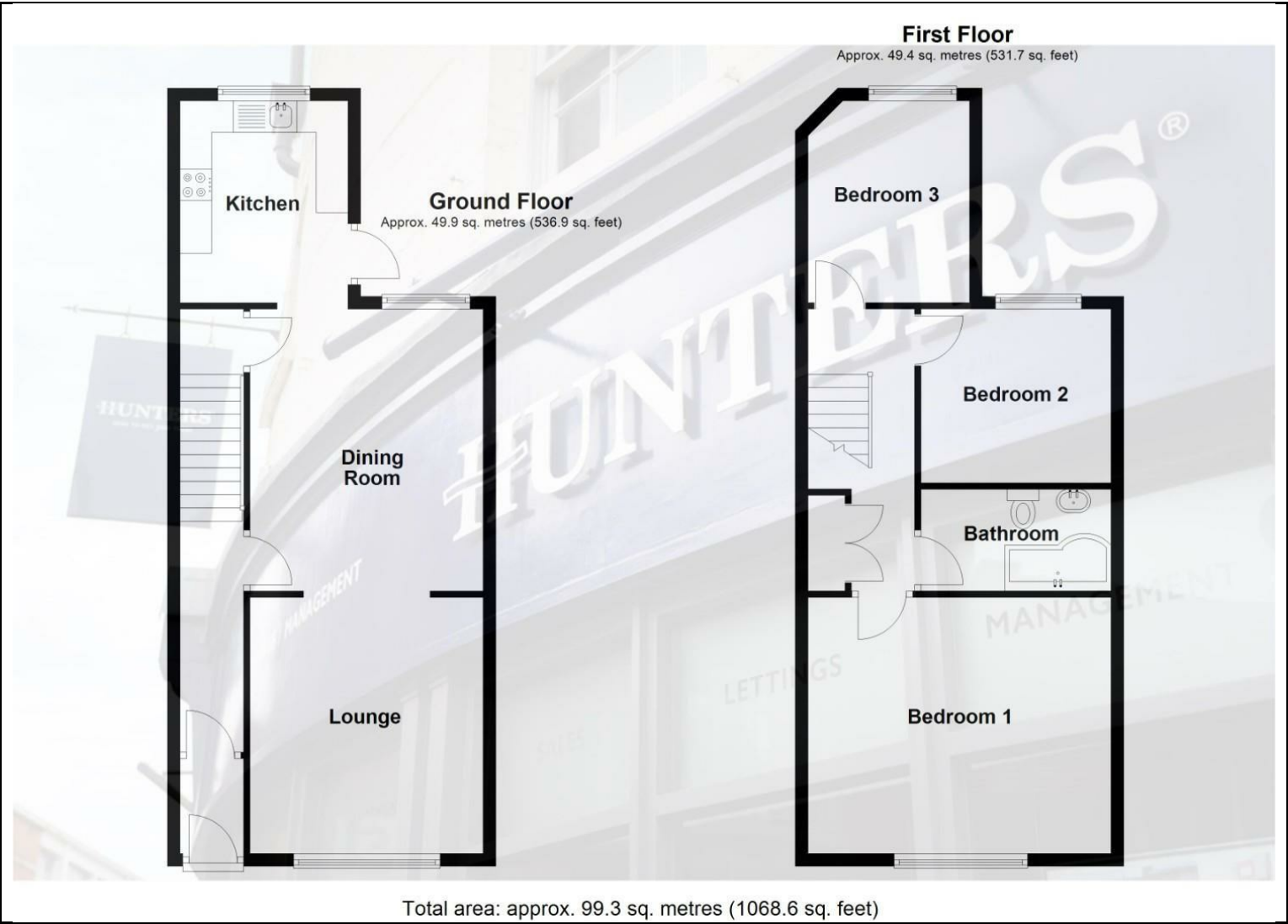
KEY FEATURES

- Modern Garden Fronted Terrace
 - Three Bedrooms
 - Two Sitting Room's
- Modern Kitchen & Bathrooms
- Tidy Rear Yard With Decking
 - Whitehall Locaton
 - No Onward Chain









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

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU | 01254 706471
darwen@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Baxter Helmn Estates Limited | Registered Address: 207 - 209 Duckworth Street, Darwen, Lancashire, BB3 1AU | Registered Number: 8986836 England and Wales | VAT No: 872 1369 16 with the written consent of Hunters Franchising Limited.