



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



## EPWORTH STREET, DARWEN

Offers Over Offers Over £175,000



Hunters are pleased to offer this 3 bedroom semi detached home, situated in the lovely area of Whitehall.

The property comprises of; entrance hall, lounge, dining kitchen and side porch. To the first floor there are three bedrooms and a three piece bathroom. The property is perfectly liveable, but appeals to buyers wanting to spruce things up a bit without the full extent of a complete overhaul. To the back there is a lovely mature, well established garden with lawn and patio areas. There is a row of trees behind creating privacy and no direct houses behind making this extra private. To the front you will find a driveway leading to a detached garage with an electric roller shutter door.

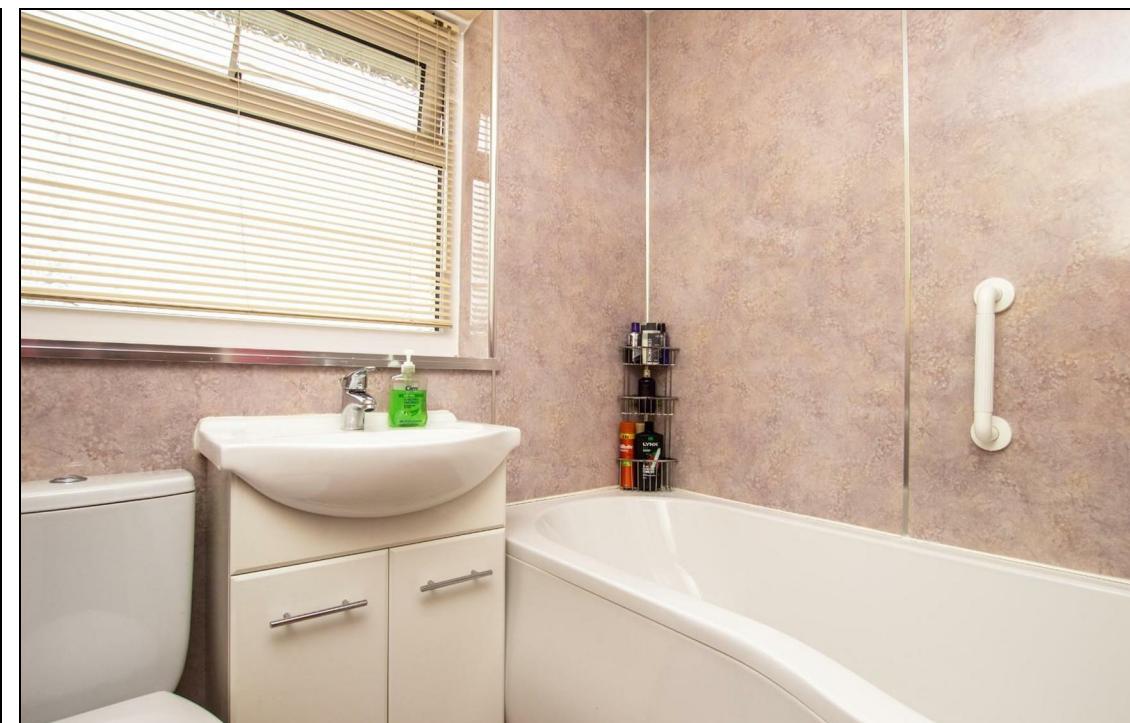
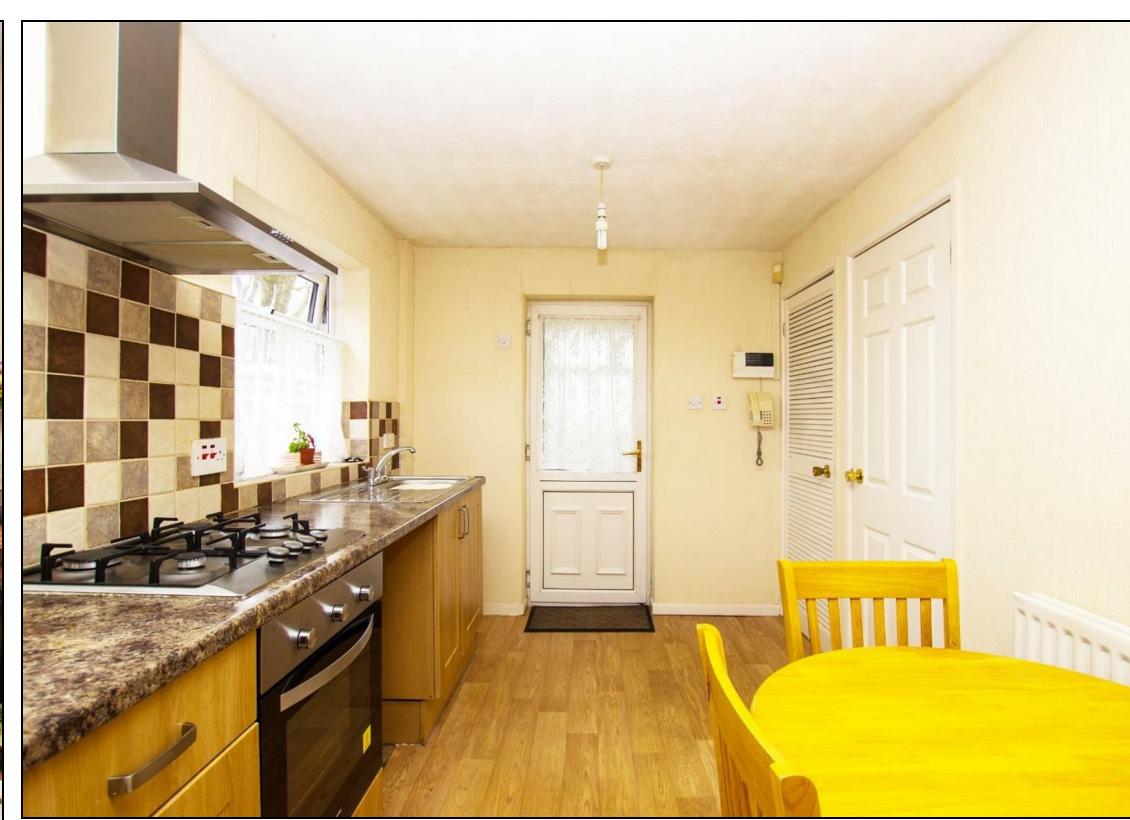
The location of the property really gives this property real character, situated on a quiet row of properties with a grass patch on the corner screen off the main road. Darwen town centre is situated within 1 mile where all major amenities can be found as well as the bus train stations.

**OUR THOUGHTS** - *'With scope to modernise this makes an ideal setup for those wanting a mini project in a premium spot of Darwen'*

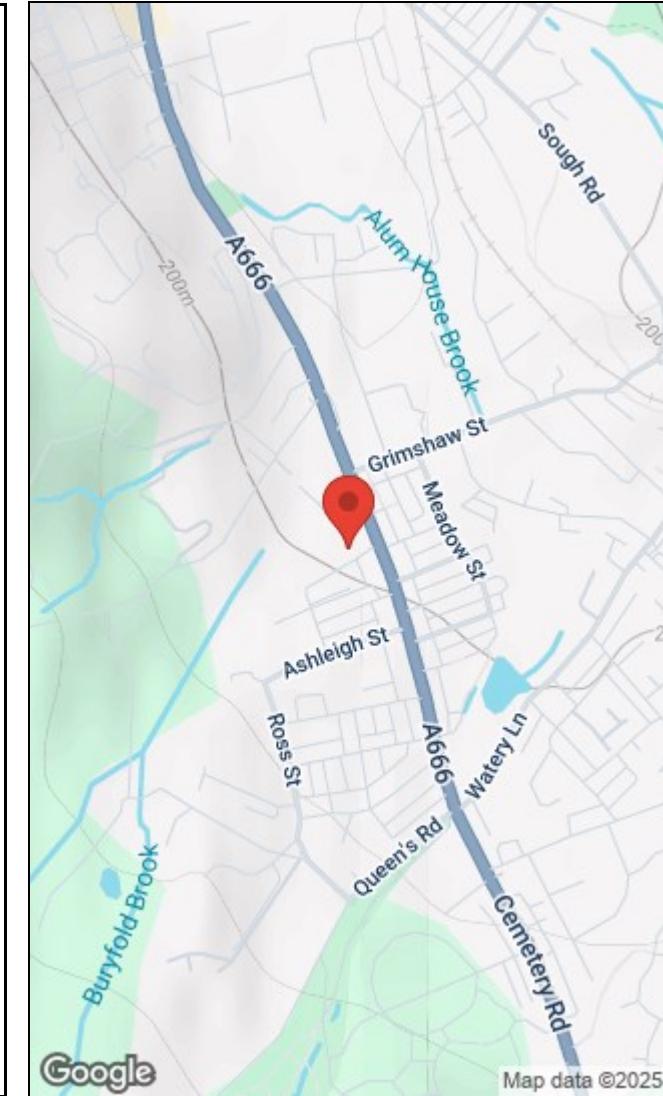
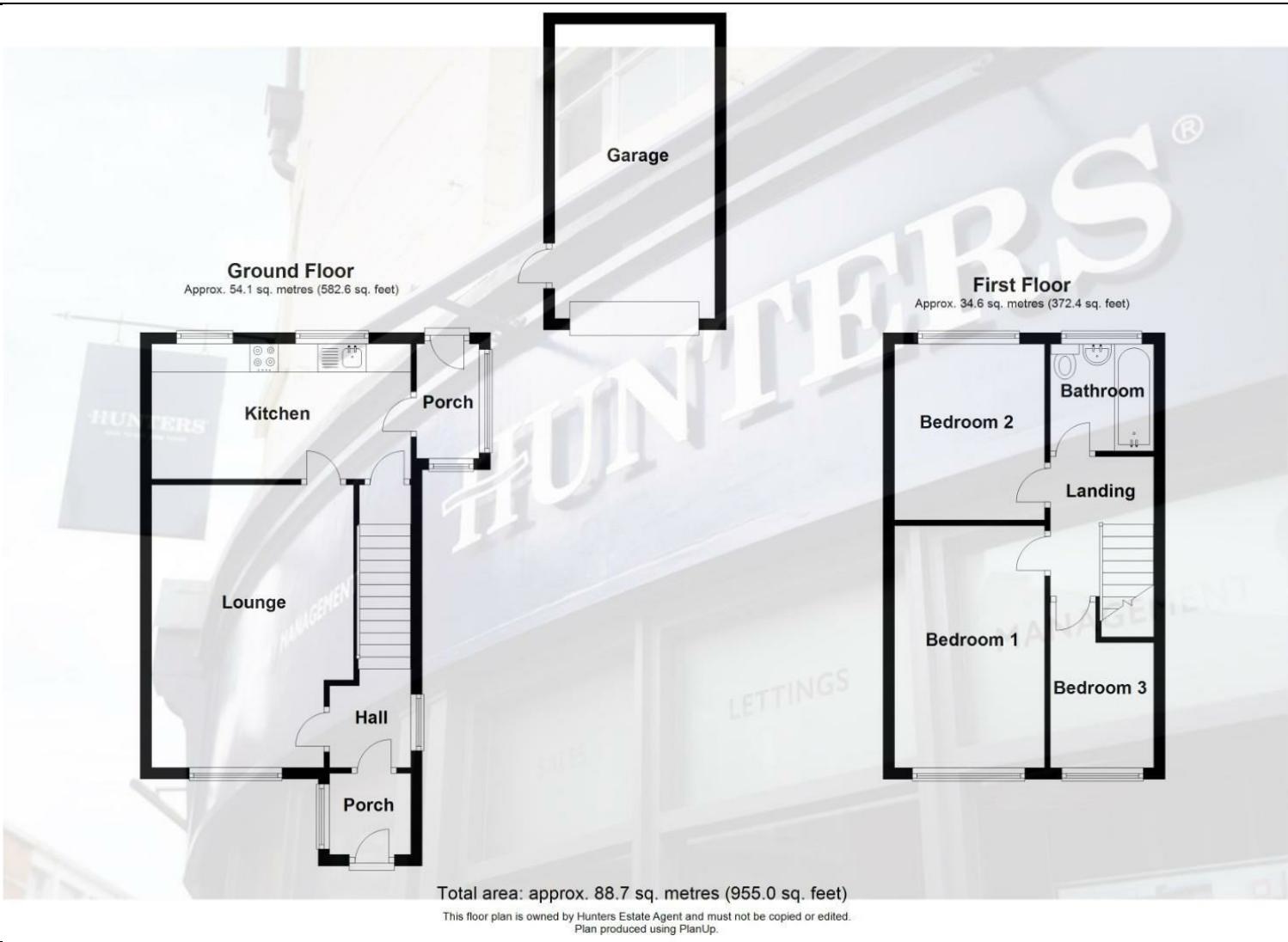
## KEY FEATURES

- Semi Detached
- Three Bedrooms
- Mature Not Overlooked Gardens
- Detached Garage With Electric Roller Shutter
- Scope To Modernise
- Excellent Location In Whitehall
- No Onward Chain
- High Levels Of Interest Expected









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC	84	
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