



**HUNTERS**<sup>®</sup>  
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.

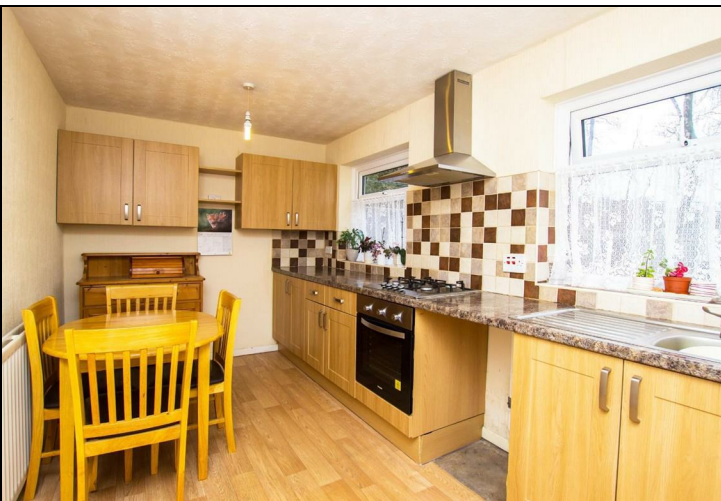
The location of the property really gives this property real character, situated on a quiet row of properties with a grass patch on the corner screen off the main road. Darwen town centre is situated within 1 mile where all major amenities can be found as well as the bus train stations.

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

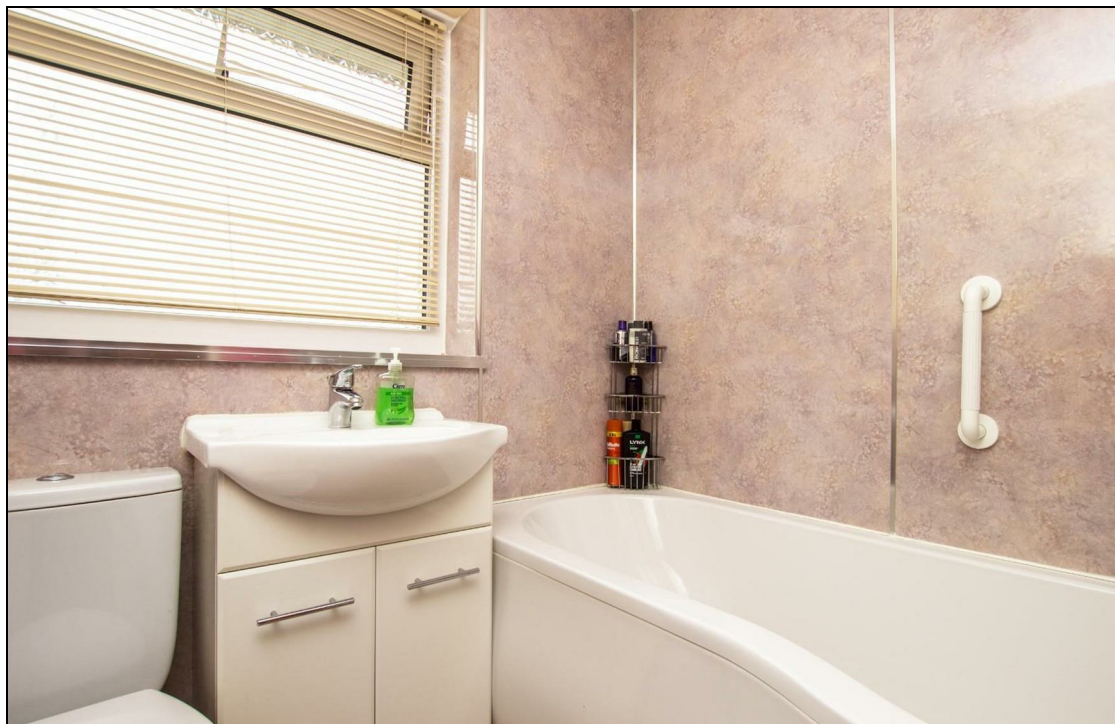
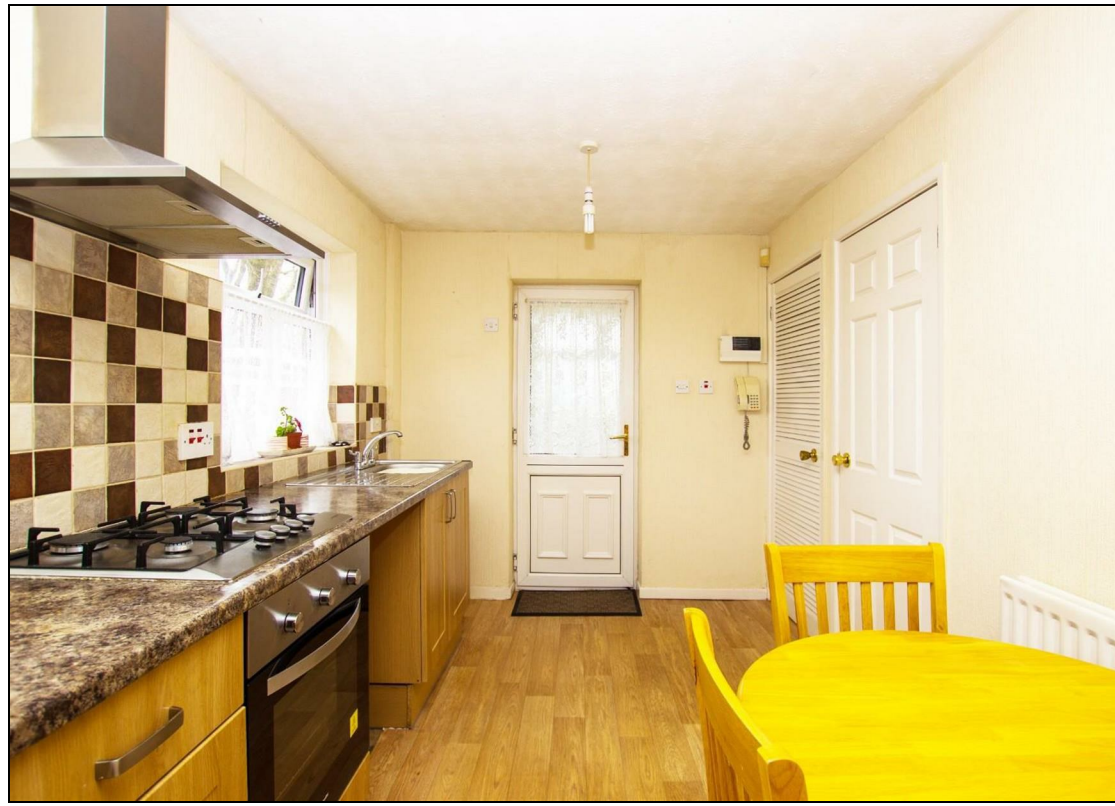


## KEY FEATURES

- 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

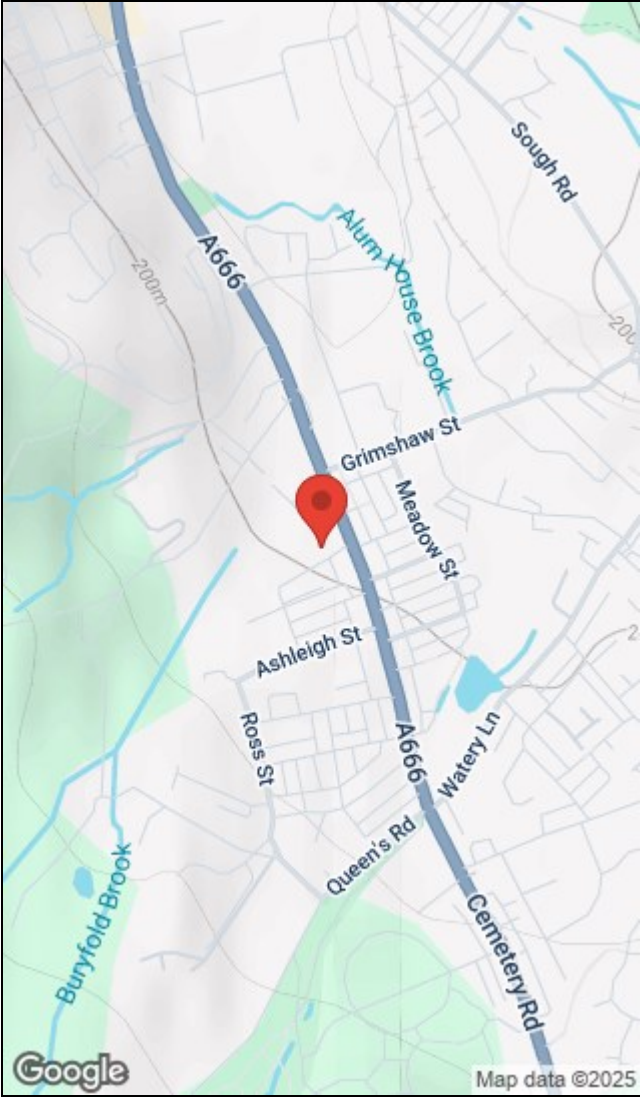
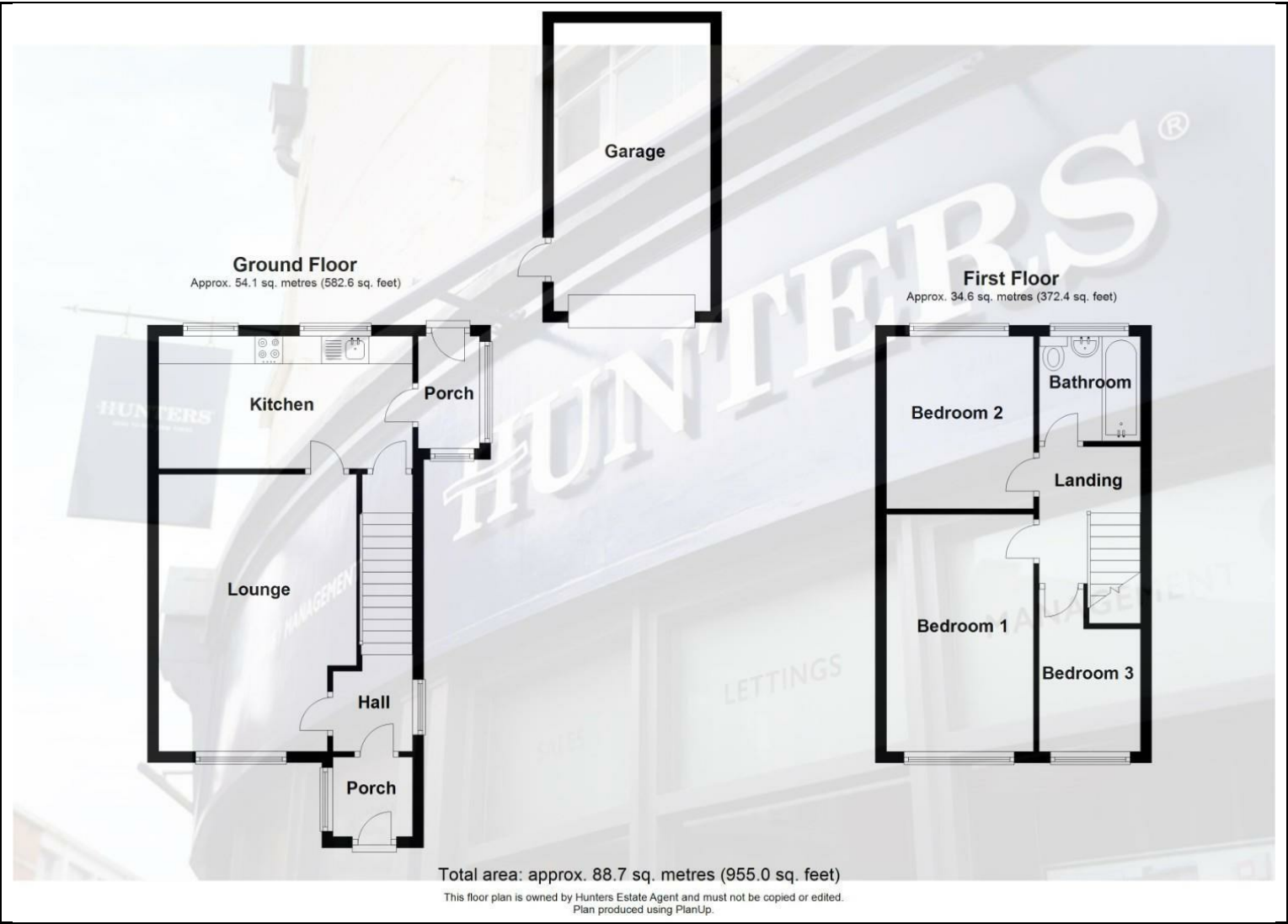












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>84</b>			
		<b>69</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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