



## Earnsdale Road, , Darwen, BB3 1QT

- Garden Fronted Terrace
- Two Sitting Rooms
- Three Piece Bahroom
- Excellent Location Near Sunnyhurst
- Three Bedrooms
- Kitchen
- Ideal First Home
- Potential For £700 PCM After Some TLC

**Offers Over £100,000**

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HERE TO GET *you* THERE

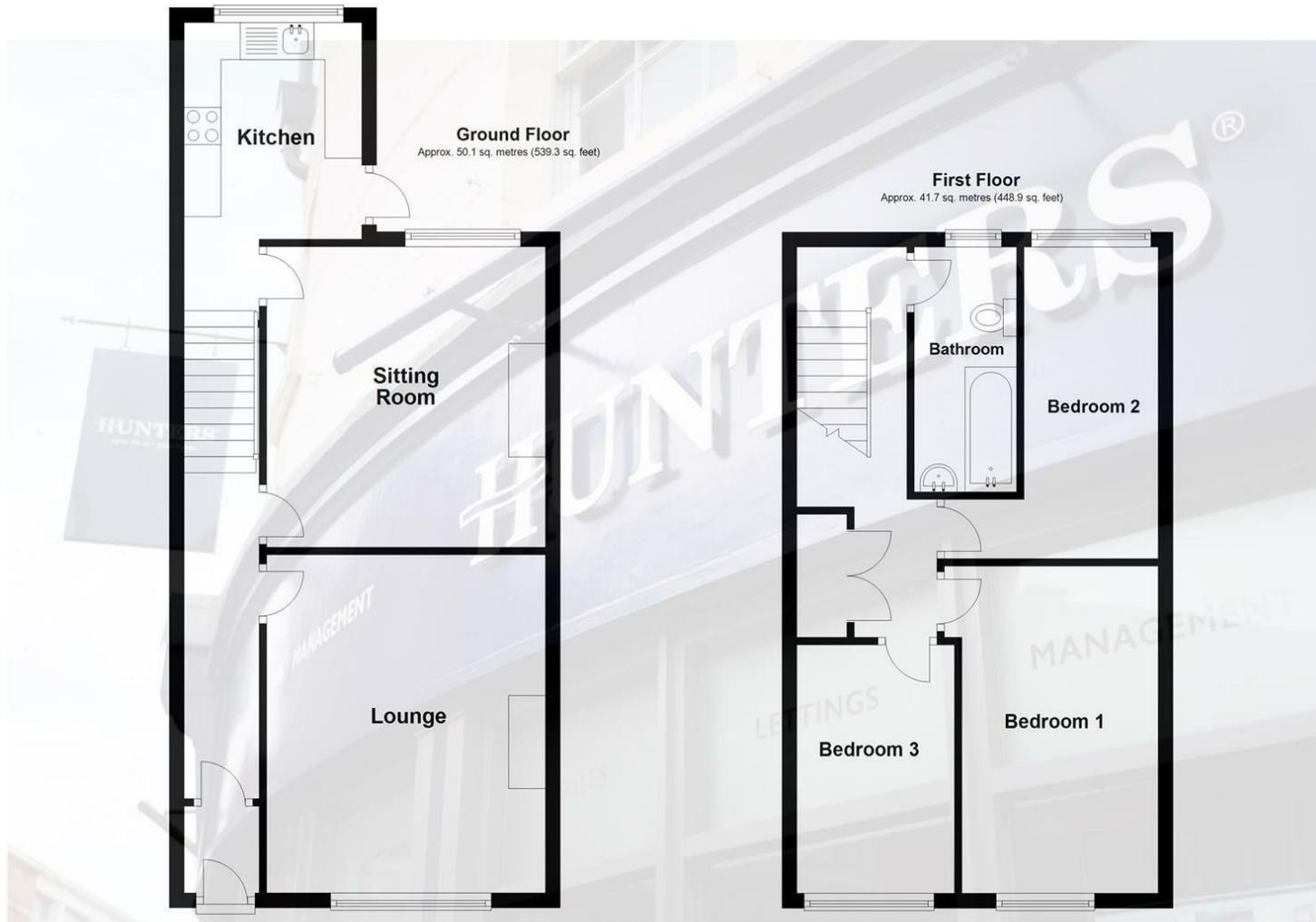
# Earnsdale Road, , Darwen, BB3 1QT - Offers Over £100,000

## DESCRIPTION

IDEAL FIRST HOME OR BUY TO LET - NO CHAIN - CLOSE TO SUNNYHURST - 2 SITTING ROOMS - 3 BEDS







Total area: approx. 91.8 sq. metres (988.3 sq. feet)  
This floor plan is owned by Hunters Estate Agent and must not be copied or edited.  
Plan produced using PlanUp.

### Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU  
Tel: 01254 706471 Email:  
darwen@hunters.com <https://www.hunters.com>



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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