



## Gillibrand Street, , Darwen, BB3 1EZ

- Garden Fronted Terrace
- New Kitchen & Bathrooms
- Ideal For First Time Buyers
- No Onward Chain
- Two Reception Rooms
- Two Double Bedrooms
- Quiet Terrace Row

£119,500

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HERE TO GET *you* THERE

# Gillibrand Street, , Darwen, BB3 1EZ

## DESCRIPTION

This garden fronted terrace makes the ideal first home or buy to let investment. Having just undergone a programme of modernisation including new kitchens & bathrooms benefiting from no onward chain.

The property comprises; entrance vestibule, front lounge, spacious sitting room and kitchen. From the sitting room there are French doors accessing a private yard area. To the first floor there are two double bedrooms and a three piece bathroom suite.

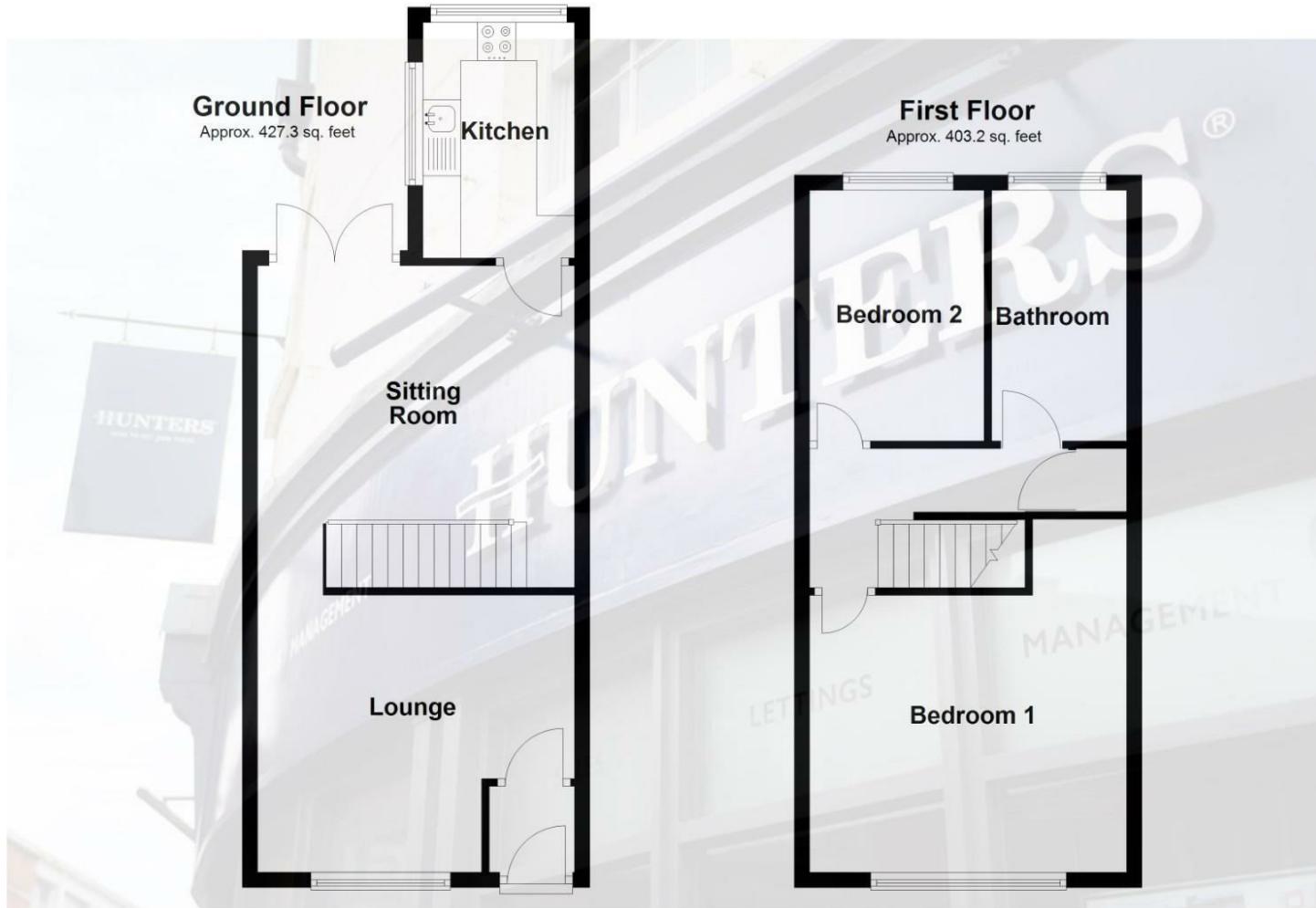
Gillibrand Street is situated off Blackburn Road, not far from Darwen centre with access to the train station. There are some shops within walking distance and the M65 motorway link is reachable within 5 minutes.

OUR THOUGHTS - 'An excellent first home with no onward chain'

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 £20 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.







#### Viewings

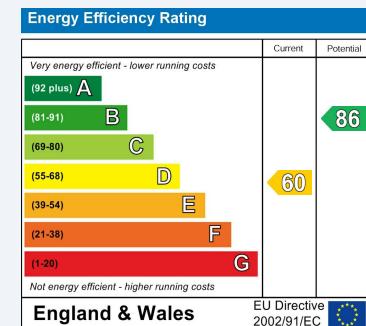
Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.