



Pole Lane, Darwen

- Semi Detached Home
- Ideal Project
- Two Bedrooms
- Front & Rear Gardens
- Garage
- Requires Modernisation
- No Onward Chain
- Lounge & Sun Room
- Driveway
- Excellent Location

Offers Over £130,000

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Pole Lane, Darwen

DESCRIPTION

If you are looking for a renovation project this is the one. With bundles of potential to create a stunning home this is not to be missed!

The property comprises; entrance hall, spacious lounge/dining room, sun room, ground floor bedroom and kitchen. To the first floor there is another bedroom and a three piece bathroom. To the front there is a small garden area alongside a private driveway. to the back there is a lawn garden alongside a single garage.

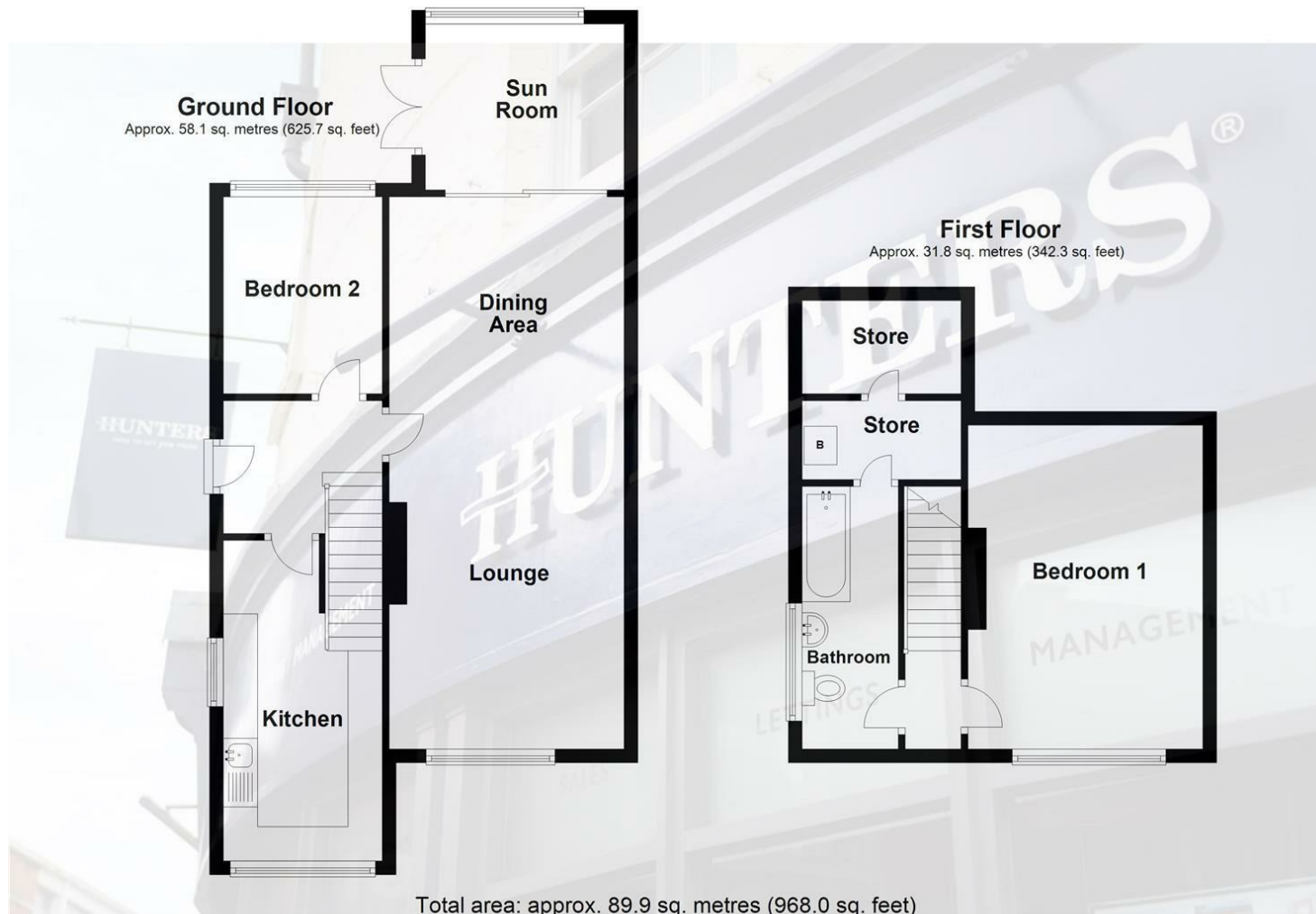
The house is situated on Pole Lane, a highly sought after postcode with access to great schools and transport links. There are a range of convenience stores close by & the main centre is within a 5 minute drive where you will find the local market amongst other popular attractions.

OUR THOUGHTS - 'Renovation projects always excite us as there is always a vast range of buyers who see the potential. With no chain delay we feel this is a little gem'

Tenure - TBC
Council tax band - B







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.

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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) 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	

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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