



Dover Street, , Lower Darwen, BB3 0QA

- Stone fronted cottage
- Attractive lounge
- 3pc bathroom
- Double glazing
- Two Bedrooms
- Modern kitchen
- Gas central heating
- Sought after location

£675 Per Month

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Dover Street, , Lower Darwen, BB3 0QA - £675 Per Month

DESCRIPTION

A charming stone cottage located in the sought after Lower Darwen location. The well presented property comprises of an entrance vestibule, lounge with wood floor, modern dining kitchen, a large double bedroom, single rear bedroom and a 'Jack & Jill' bathroom. The property benefits from gas central heating and double glazing. Enclosed yard to the rear.

Lower Darwen is perfectly positioned between the towns of Blackburn and Darwen and has excellent access to the M65 motorway network making it a perfect position for tenants that work in any of the neighboring towns. There are plentiful nearby amenities including, shops, restaurants and public transport links.



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	60	
(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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