



## Duchess Street, Lower Darwen

- Garden Fronted Terrace
- Rear Sitting Room
- Two Double Bedrooms
- Converted Attic Room
- Parking To The Rear With Car Port
- Front Lounge
- Fitted Kitchen
- Modern Bathroom
- Rear Garden
- Lower Darwen Location

**Offers Over £115,000**

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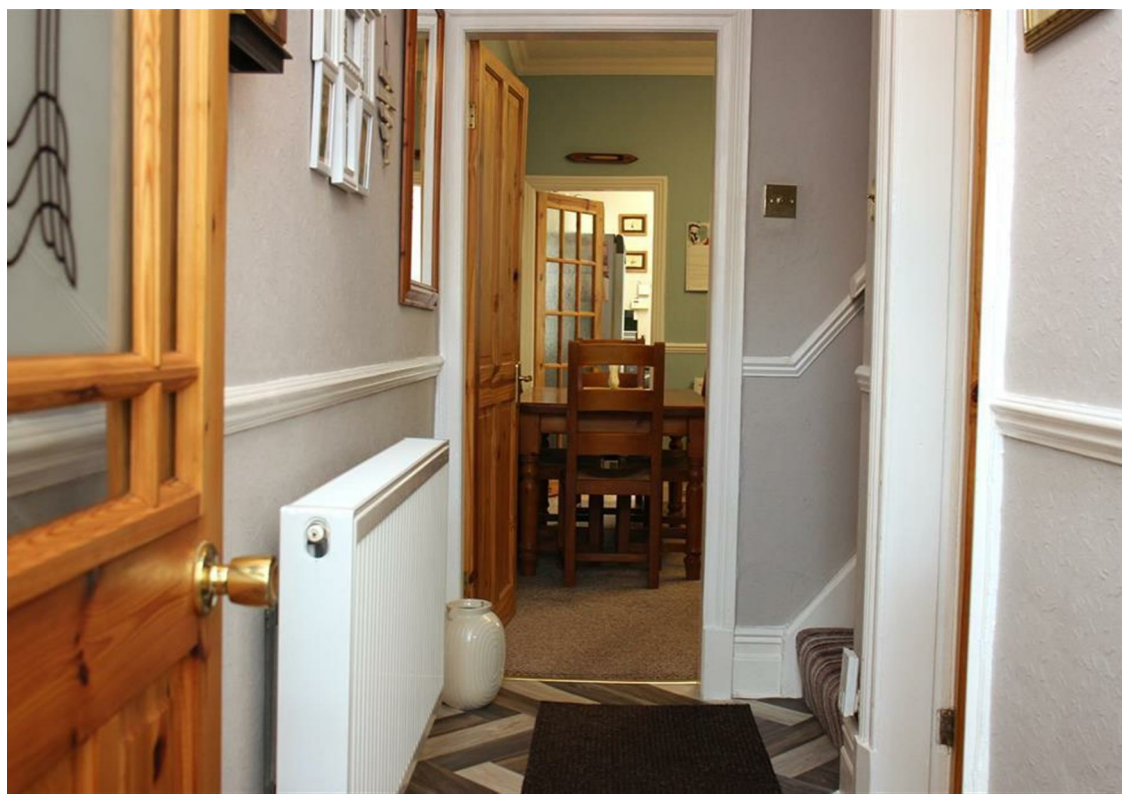
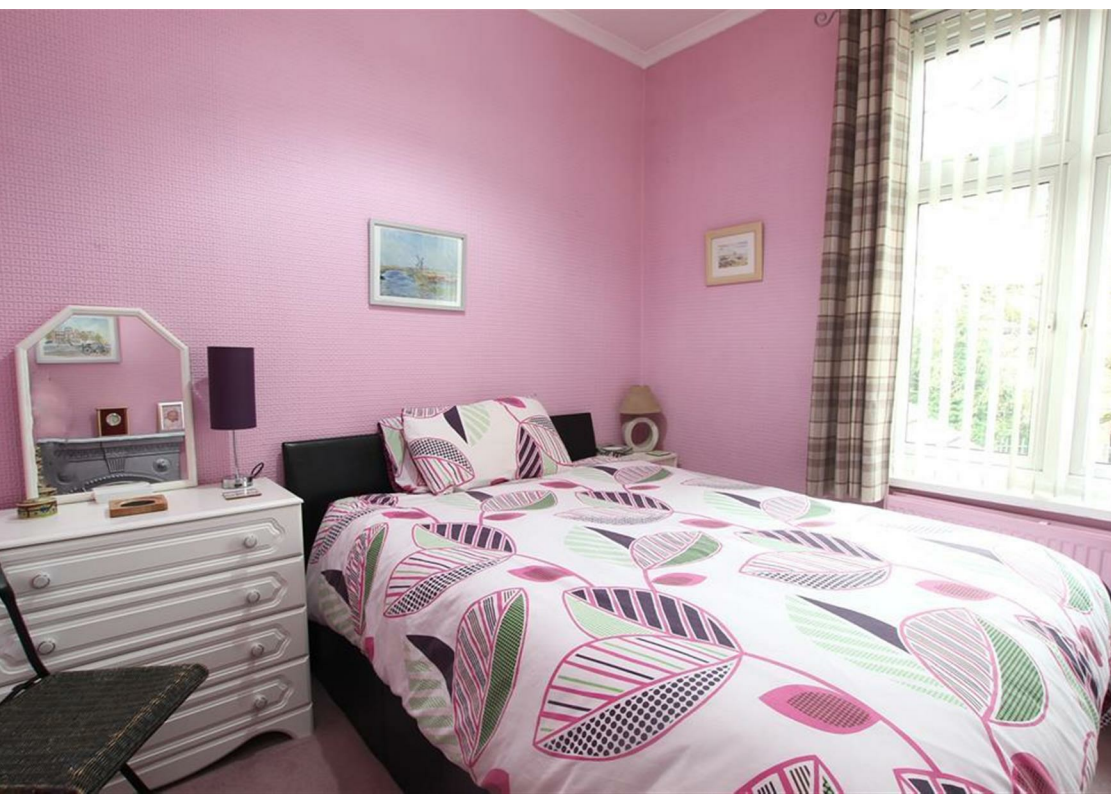
# Duchess Street, Lower Darwen

## DESCRIPTION

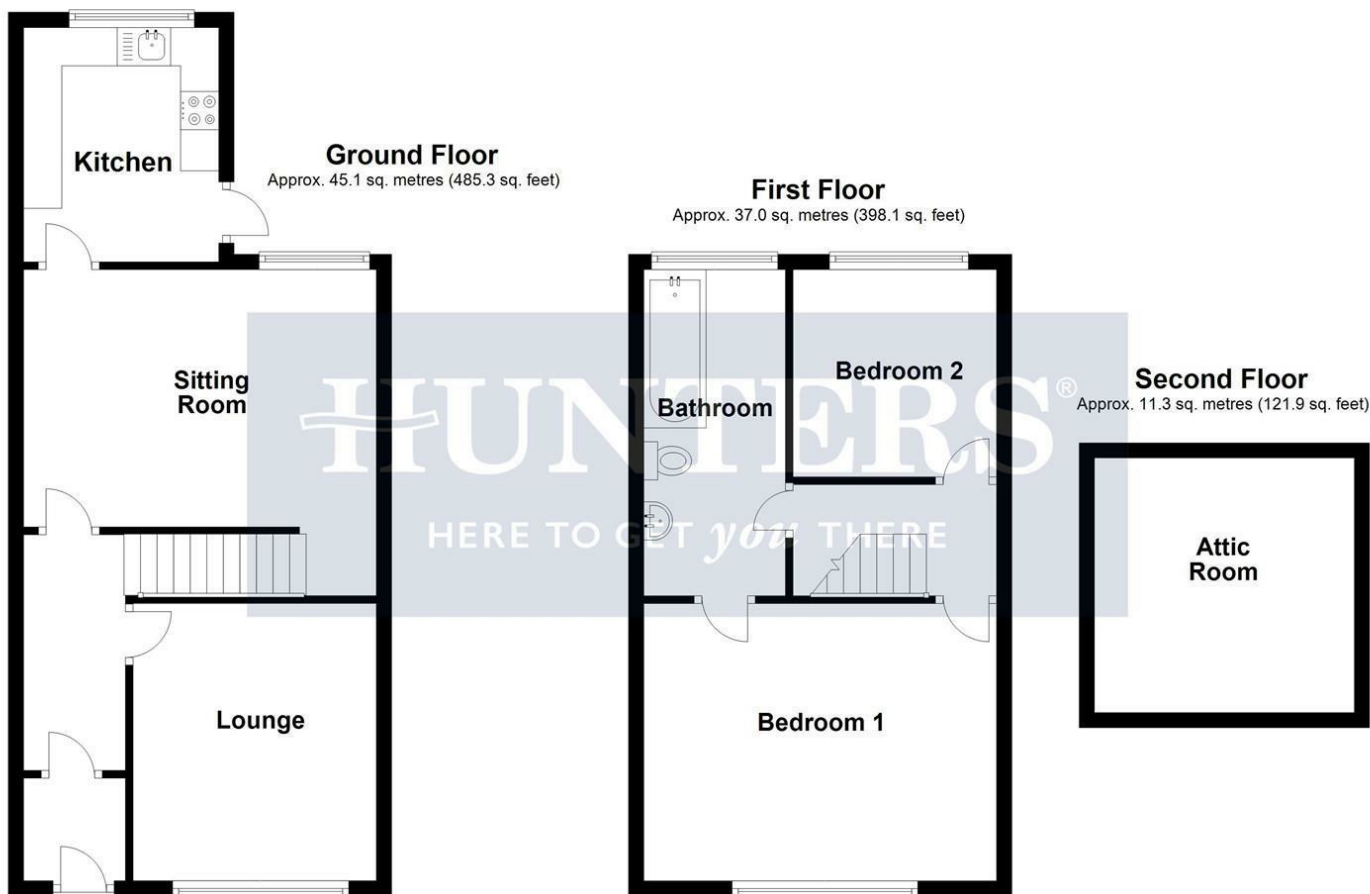
GARDEN & PARKING TO THE REAR - LOWER DARWEN - 2 DOUBLE BEDS & ATTIC ROOM - 2 SITTING ROOMS - IDEAL FIRST HOME











Total area: approx. 93.4 sq. metres (1005.2 sq. feet)

This floorplan was produced by Hunters Estate Agents & must not be copied or duplicated.  
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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