



HUNTERS®
HERE TO GET *you* THERE

3 2 D

OLIVE LANE, DARWEN

£115,000



This modern three bedroom terrace makes the perfect first home. With a modern décor throughout located in a handy spot for commuting with Darwen train station within a 2 minute walk.

The property comprises; entrance vestibule, entrance hallway, front lounge, spacious rear living room and a modern kitchen. To the first floor there are three bedrooms and a three piece bathroom. Externally the property is garden fronted and also offers a well presented stone paved rear yard, great for sitting out in the summer months.

Positioned close to local shops and amenities as well as good bus routes in and out of town. There are a great range of primary and secondary schools within walking distance along with easy access into Darwen town centre & the train station.

OUR THOUGHTS - *'At 115K this offers lots of value for the money. Get in fast as we think this goes quick!'*

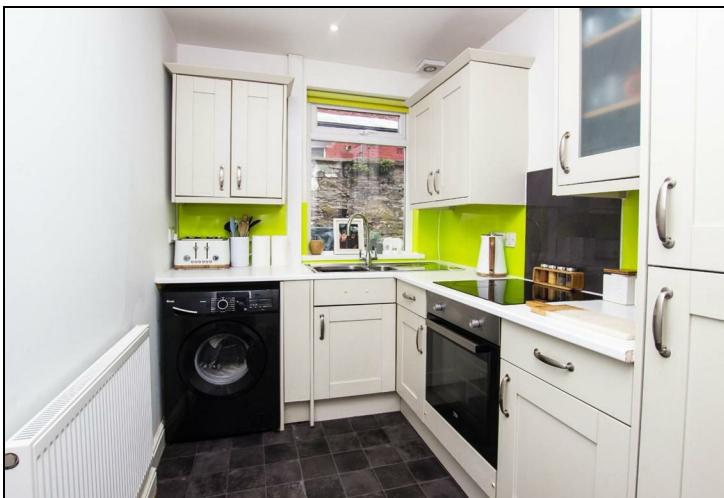
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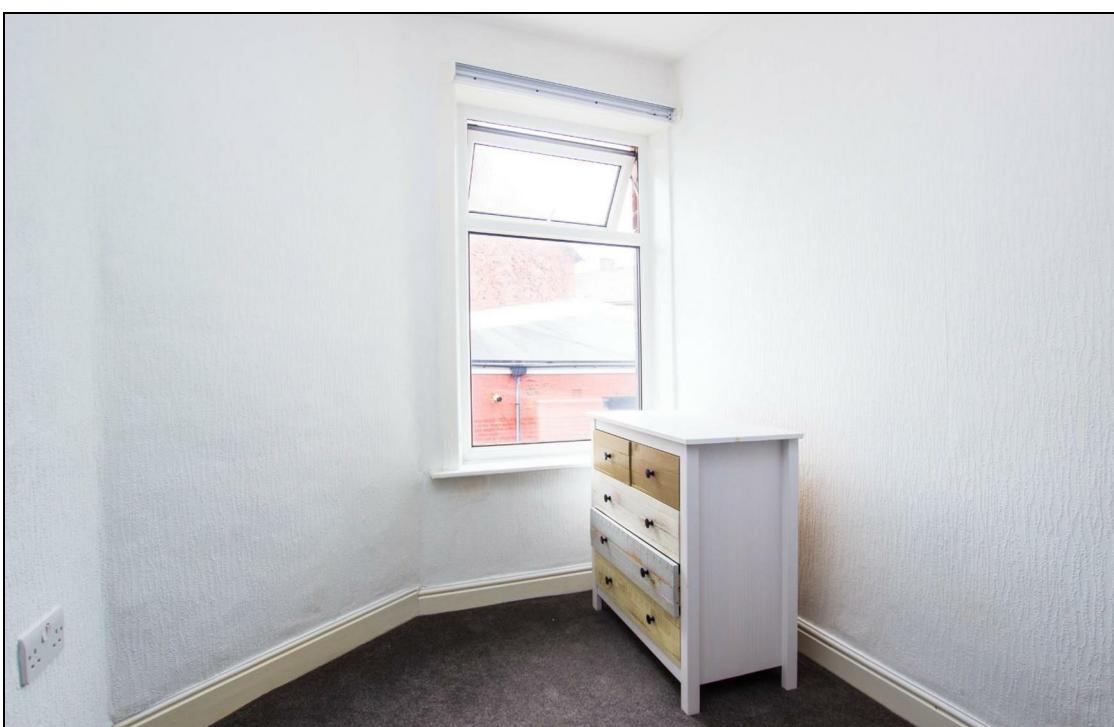
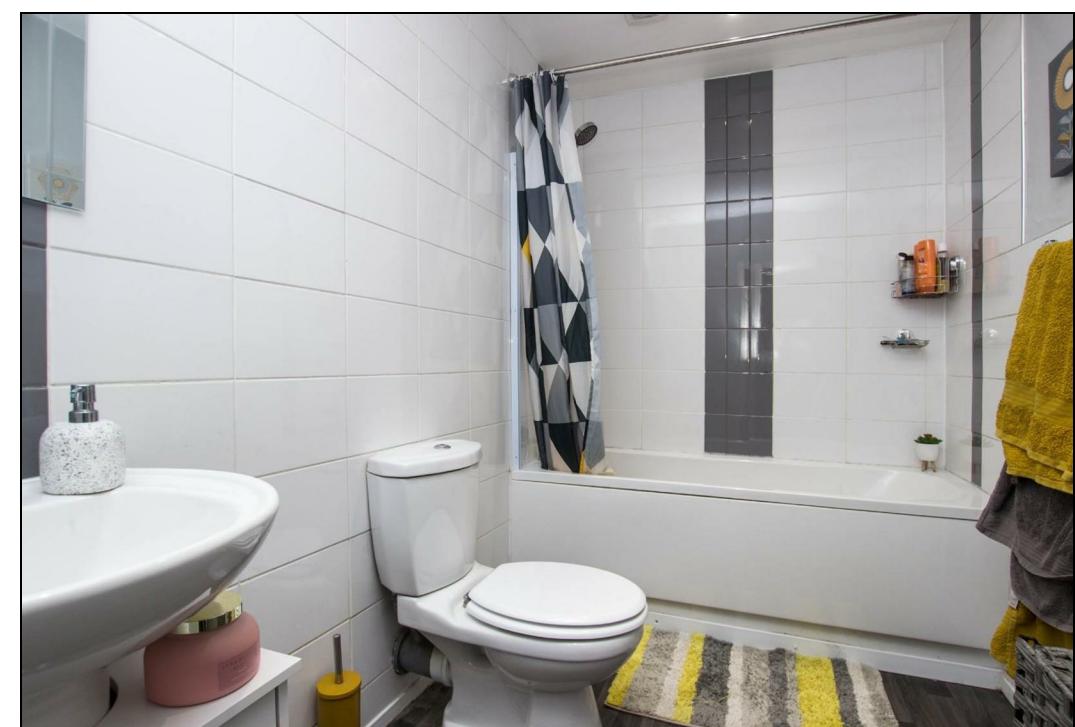
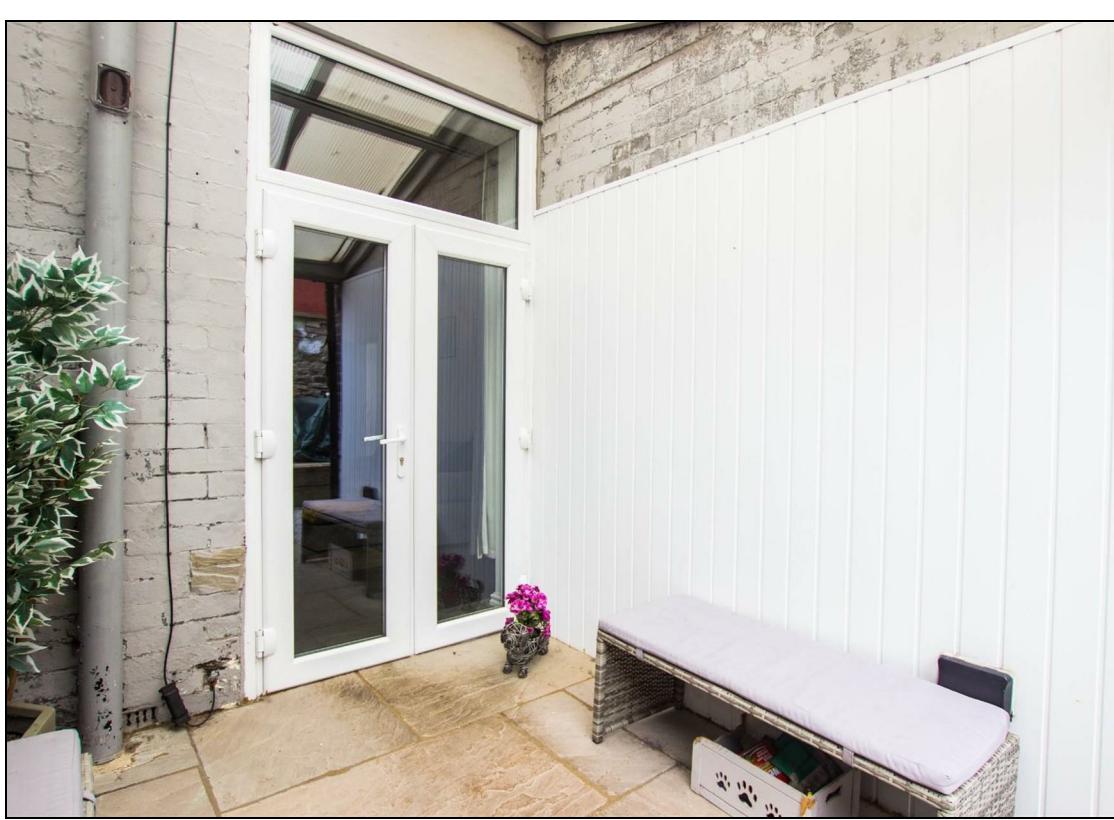
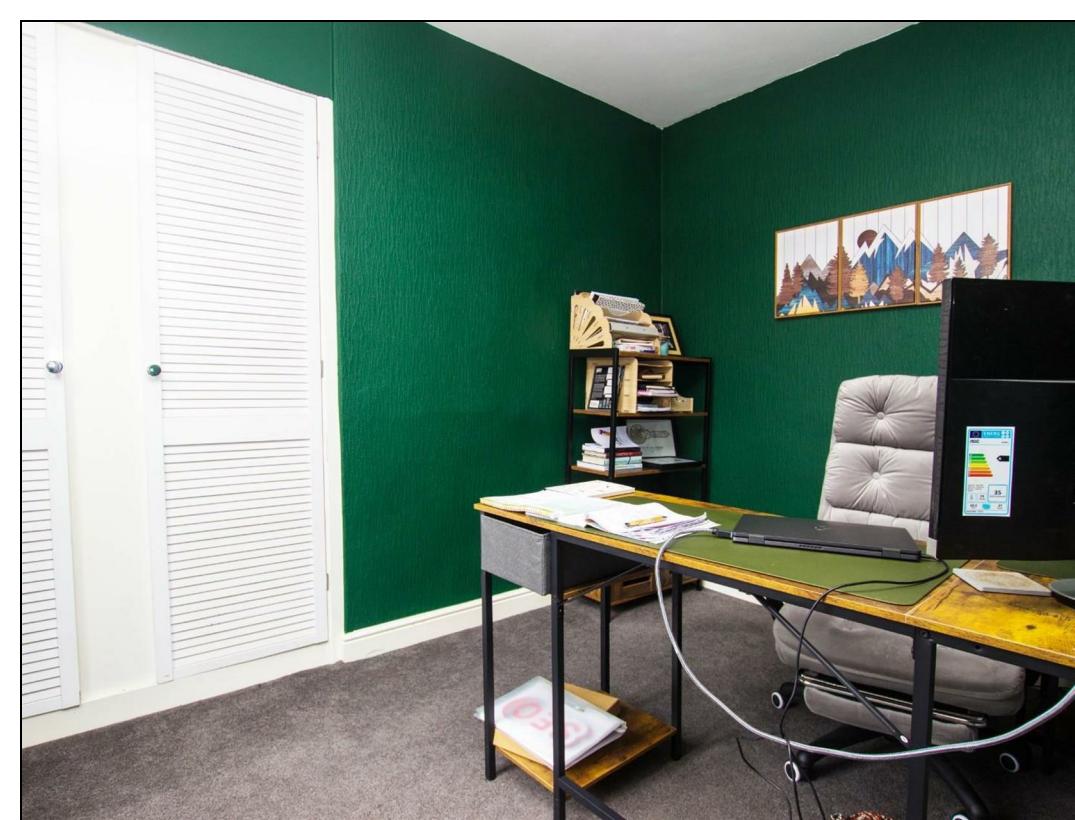


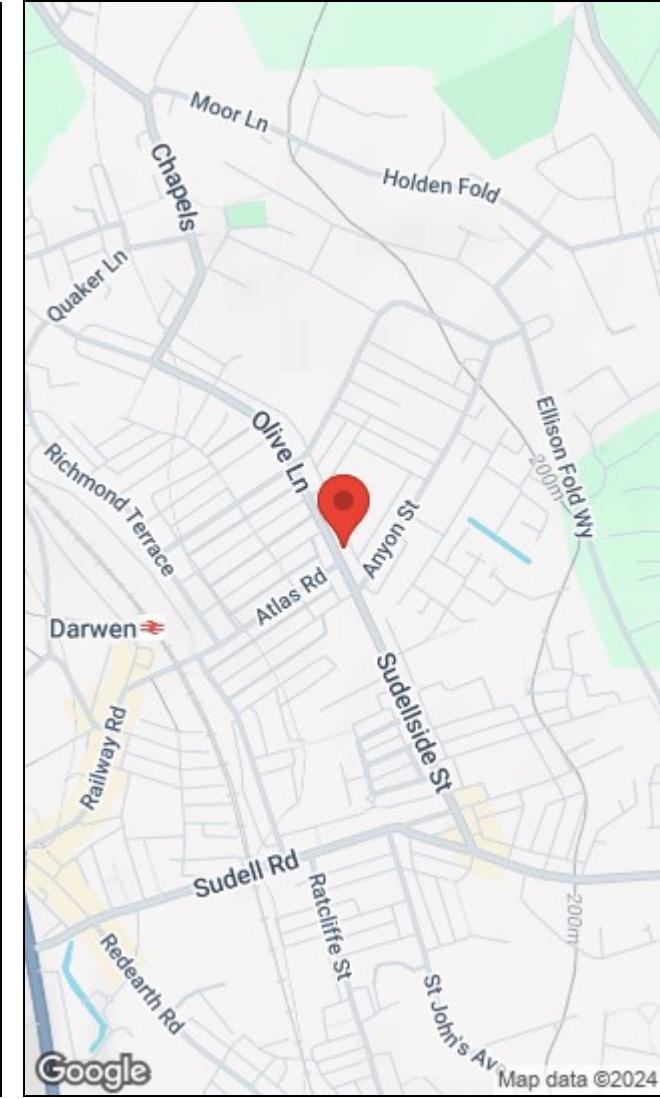
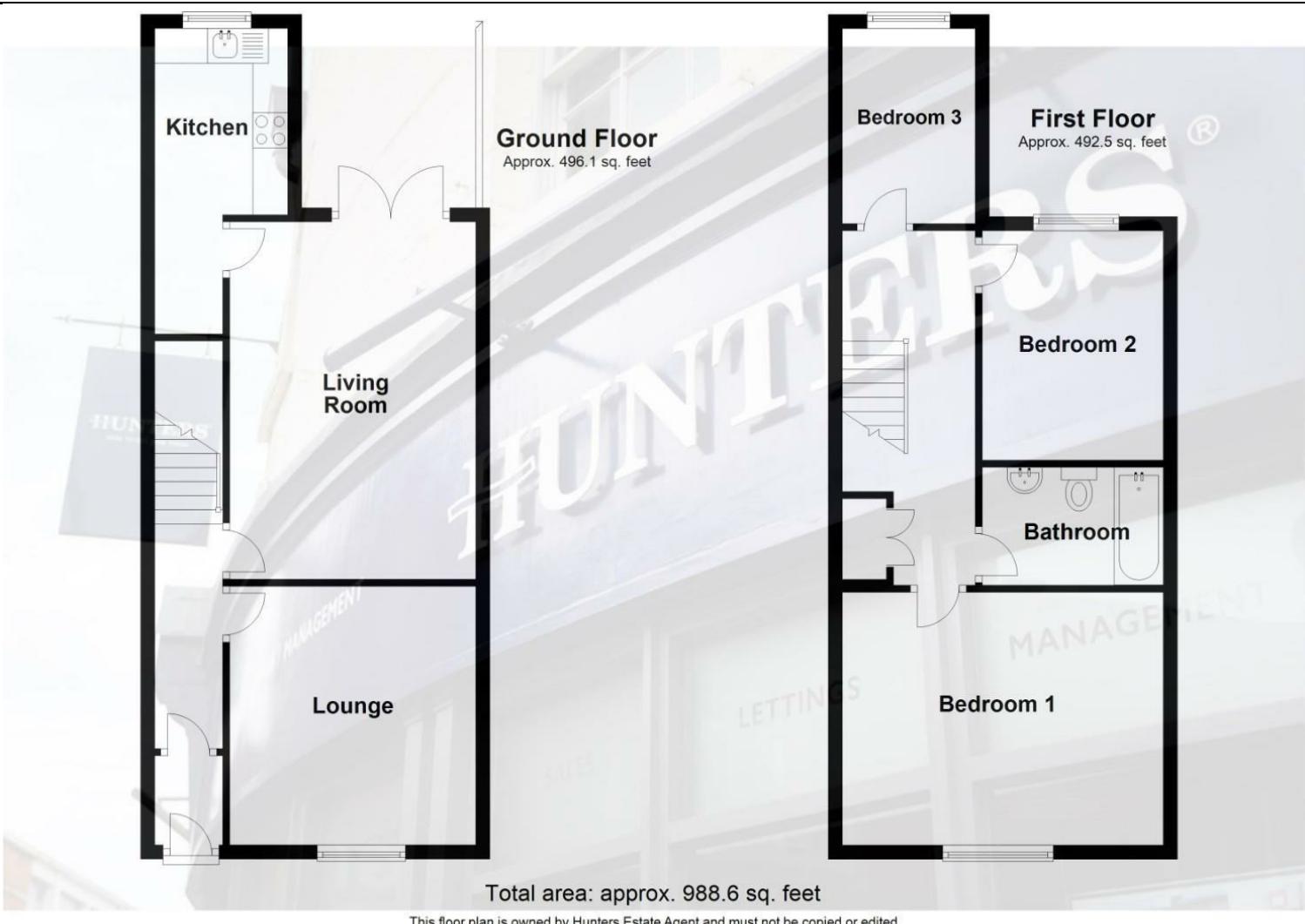
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KEY FEATURES

- Garden Fronted Terrace
 - Frount Lounge
 - Living Room
- Modern Kitchen
- Three Bedrooms
- Three Piece Bathroom
- Tidy Rear Yard
- Ideal First Home
- Potential For £750 PCM
- 2 Minutes From Train Station







Energy Efficiency Rating		Environmental Impact (CO ₂) 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	82	61
England & Wales		Current	Potential
		79	53
Very environmentally friendly - lower CO ₂ emissions (92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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