



## Sough Road, Darwen

- Attractive Cottage
- Fitted Dining Kitchen
- Three Bedrooms & Master En-Suite
- Landscaped Rear Garden
- Great Location
- Stunning Lounge
- Sun Room/Snug
- Three Piece Bathroom
- Quality Decor
- Deceptive Size

**Offers Over £170,000**

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# Sough Road, Darwen

## DESCRIPTION

This stunning mid cottage is situated just off Pole Lane, providing an excellent family home. Finished off throughout to a quality standard.

This property briefly comprises; lounge with doors that lead through to a bespoke fitted dining kitchen with built in appliances, there is an opening leading to a recently built sun lounge which looks onto the garden and patio area. To the first floor there are three bedrooms, master en-suite shower room and there is a three piece bathroom. The quality of the décor is evident from the minute you walk through the door. The lounge and kitchen are in keeping with a cottage yet the newly built contemporary sun lounge blends in effortlessly.

To the rear there is an 3G laid astro turf garden and patio area providing a wonderful place to sit out on those sunny summer evenings. The property also benefits from gas central heating and Upvc double glazing. Its located close to local shops and amenities as well as bus routes providing great access to Darwen Town centre which is within 1 mile. There is a great range of schools in the area to cater any educational requirements you may have.

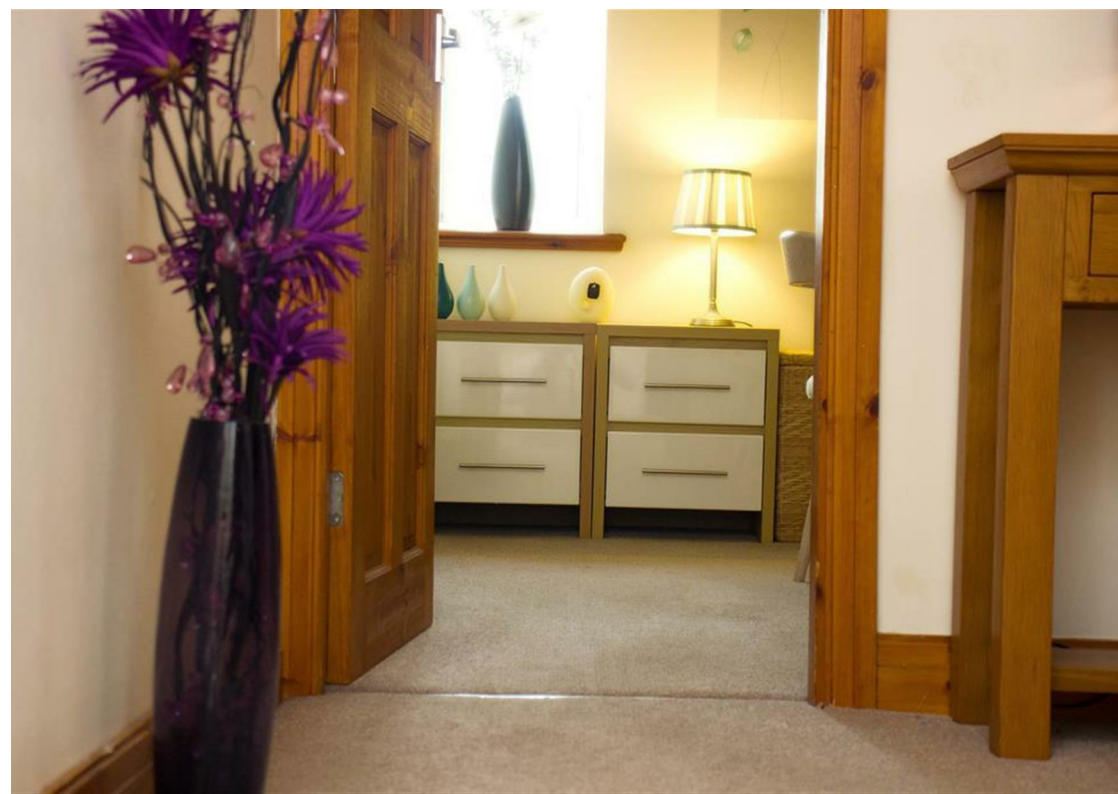
Please note - The property is currently tenanted, the current tenant has been served notice.

Council tax band - A

Tenure - Freehold









## 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	

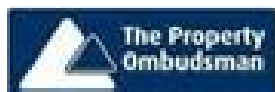
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

## 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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