



Monton Road, , Darwen, BB3 0AD

- Garden Fronted Terrace
- Two Bedrooms
- Ideal First Home
- No Onward Chain
- Two Sitting Rooms
- Quiet Street
- Great For Those Wanting To Modernise Slightly

£122,500

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

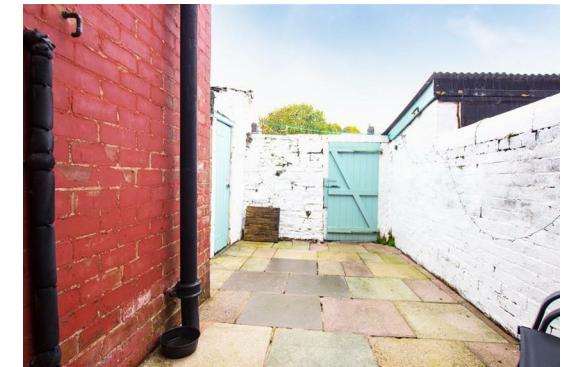
Hunters are pleased to present this ideal first home, situated on a quiet terrace row in Darwen. Available today with NO CHAIN!

The property briefly comprises of; entrance vestibule, entrance hallway, front lounge, sitting room and a fitted kitchen. To the first floor there are two double bedrooms and a spacious three piece bathroom. To the rear there is a good size well maintained yard area with storage. The house is of a neutral design throughout, ideal for buyers wanting to upgrade and modify to their liking.

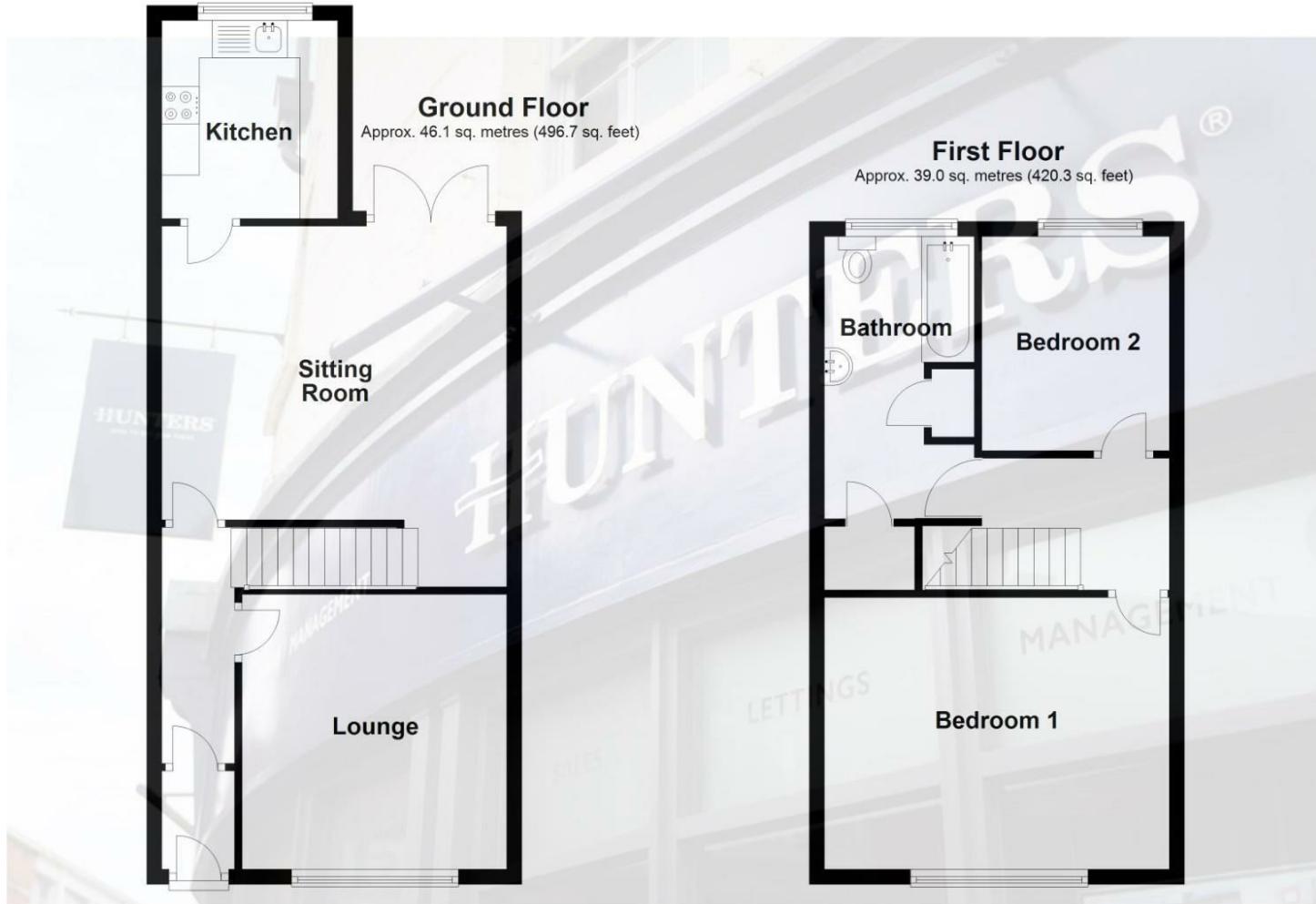
The house is situated within walking distance of local shops and amenities. Darwen town centre is situated within 1 mile where all major transport links can be found such as bus train stations. There is a great range of schools in the area to cater any educational requirements you have. There is easy access to neighbouring towns such as; Blackburn, Bolton, Preston via a good network of roads and motorway links.

OUR THOUGHTS - 'A very pleasant street & great for buyers with an eye for DIY'

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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		82
(69-80)	C		
(55-68)	D	68	
(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.