



## Lyndhurst Road, , Darwen, BB3 1QR

- Modern Terrace
- Front Lounge
- Popular Location
- Three Bedrooms
- Open Plan Sitting Room & Kitchen

**£160,000**



# Lyndhurst Road, , Darwen, BB3 1QR

## DESCRIPTION

Situated on a quiet terrace row, this little gem has a lovely feel throughout.

The property briefly comprises of; entrance vestibule, entrance hallway, front lounge, open plan sitting room & kitchen. To the first floor there are three bedrooms and a well presented three piece bathroom. To the rear there is a spacious well maintained yard area with a lovely seating area.

The house is well 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 brilliant home with 3 bedrooms and a modern finish'

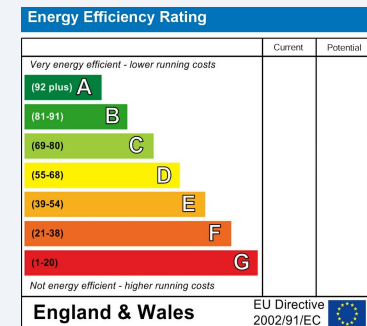






## ENERGY PERFORMANCE CERTIFICATE

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.



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.

### Viewings

Please contact [darwen@hunters.com](mailto: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.



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