



## Shaftsbury Avenue

Darwen, BB3 1HY

£1,095 Per Calendar Month



Attractive well built town house situated off Earnsdale Road in the delightful area of Sunnyhurst. Combining today's modern features to a very high class.

The property comprises of; entrance hall, front lounge, modern fitted dining kitchen, two first floor bedrooms, luxury three piece bathroom, one third floor bedroom and an en-suite. To the rear there is a well presented garden with access to a private parking bay. Upvc double glazing is installed throughout as well as gas central heating.

Early viewing is strongly recommended as these properties will be gone in a flash.

Call us at the office to book your viewing on 01254 706471.



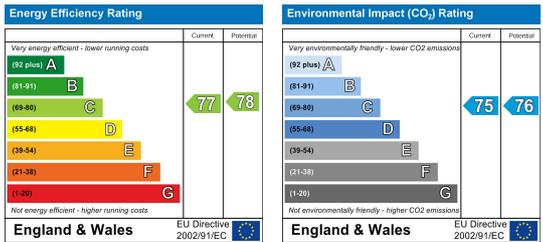
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.