

# HUNTERS<sup>®</sup>

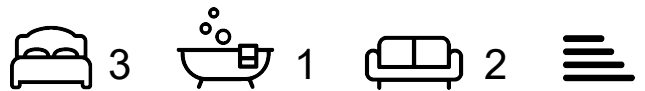
HERE TO GET *you* THERE



## Pole Lane

Darwen, BB3 3LD

£1,150 Per Month



This 3 bedroom semi makes the ideal home for growing families located in an excellent position.

The property comprises; porch, entrance hall, front lounge, spacious sitting room, modern kitchen and ground floor bathroom. To the first floor there are three double bedrooms and a separate WC. Out back there is a secure lawn garden. to the front there is a sloped garden with a mixture of flower beds & shrubs.

The house is positioned on the elevated part of Pole Lane, a popular location with access to good schools, walking routes & amenities.

OUR THOUGHTS - 'If your family is growing this ticks a lot of boxes'

\*\* GARAGE NOT INCLUDED \*\*

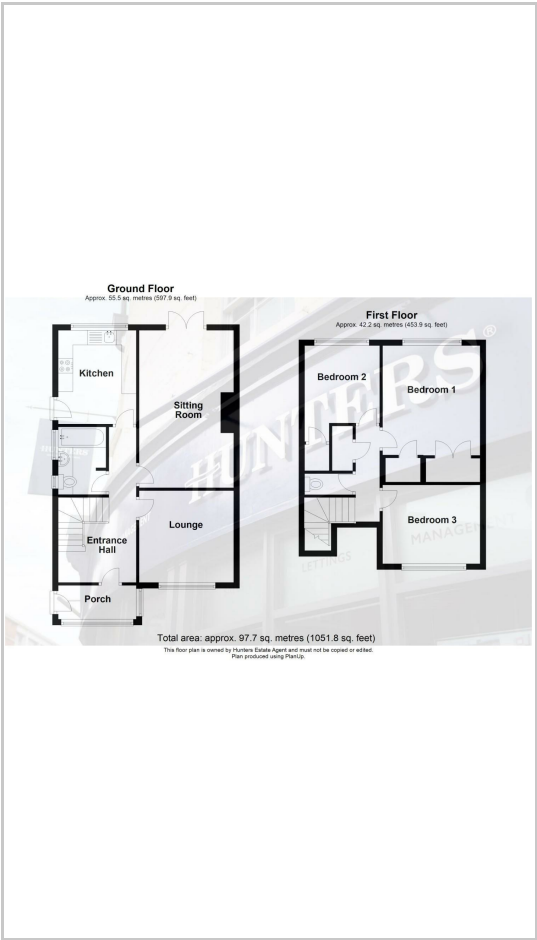


- Hall 18'0" x 9'0" (5.49m x 2.74m)
- Front Lounge 10'11" x 10'7" (3.33m x 3.23m)
- Back Sitting Room 17'9" x 10'8" (5.41m x 3.25m)
- Kitchen 10'7" x 8'10" (3.23m x 2.69m)
- Bathroom (ground floor) 7'7" x 5'6" (2.31m x 1.68m)
- Bedroom One 11'2" x 10'6" (3.40m x 3.20m)
- Bedroom Two 11'2" x 10'6" (3.40m x 3.20m)
- Bedroom Three 10'7" x 8'11" (3.23m x 2.72m )
- WC 5'4" x 2'4" (1.63m x 0.71m)

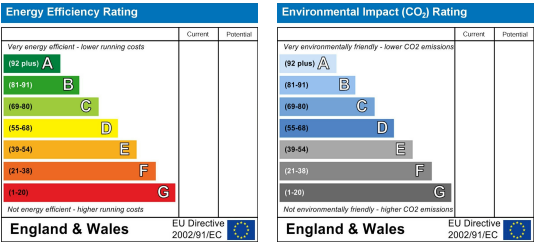
## Area Map



## 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.