



**HUNTERS®**  
HERE TO GET *you* THERE

Radford Bank Gardens, Darwen, BB3 2PE



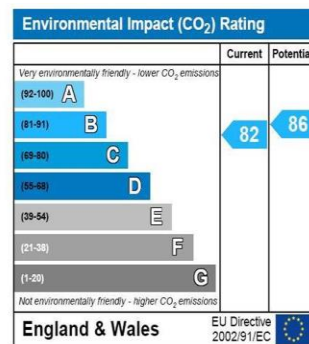
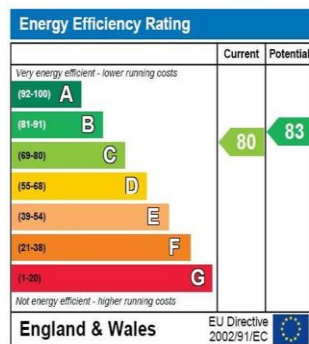
# Radford Bank Gardens, Darwen, BB3 2PE

**Asking Price: £149,950**

A luxury self contained apartment, which is situated in this converted stone manor house. The spacious apartment has been recently decorated and offers well presented accommodation which comprise entrance hall, large lounge, well equipped kitchen with integrated oven, microwave, gas hob, dishwasher, fridge/freezer and washing machine. There are two bedrooms, the master has an en suite shower room and there is also a separate 3pc bathroom.

The property benefits from gas central heating and double glazing. The apartment is elevated but situated on the ground floor with a lift from the lower level garage providing level access for those that require this. A private allocated car parking space is provided in the garage area.

The property is located on a pleasant tree lined cul de sac and convenient for Darwen town centre and the many amenities that it offers.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 207 - 209 Duckworth Street, Darwen, Lancashire, BB3 1AU | 01254 706471  
darwen@hunters.com | www.hunters.com

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**HALL**

*4.75m (15' 7") x 1.65m (5' 5")*

**LOUNGE**

*5.51m (18' 1") x 4.60m (15' 1")*

**KITCHEN**

*4.17m (13' 8") x 1.70m (5' 7")*

**BATHROOM**

*2.41m (7' 11") x 1.68m (5' 6")*

**BEDROOM ONE**

*4.19m (13' 9") x 2.92m (9' 7")*

**EN-SUITE**

*2.08m (6' 10") x 1.60m (5' 3")*

**BEDROOM TWO**

*4.09m (13' 5") x 2.95m (9' 8")*

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters  
Tel: 01254 706471

**OPENING HOURS:**

Monday - Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 4.00pm

**THINKING OF SELLING?**

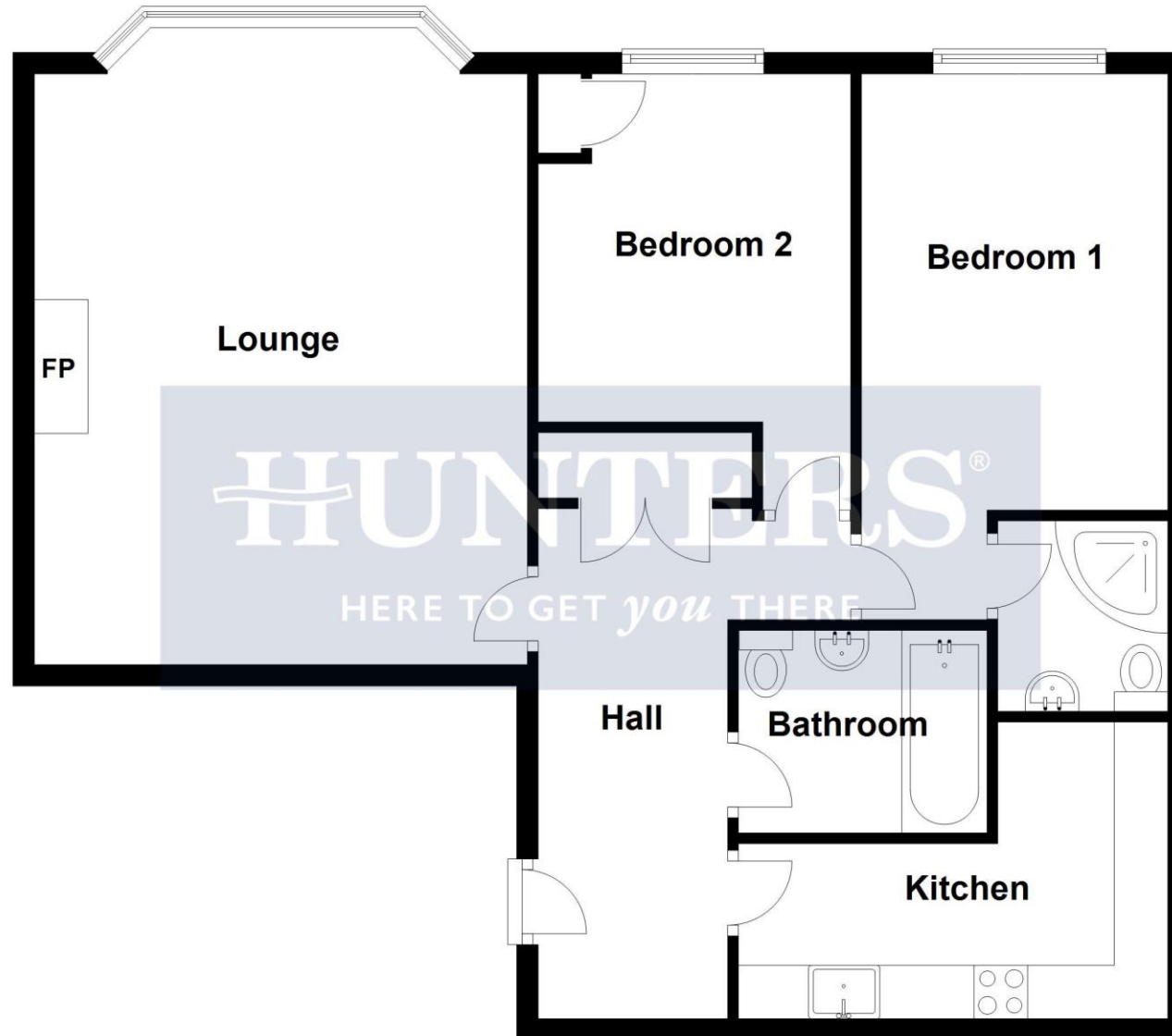
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

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.

## Ground Floor

Approx. 78.3 sq. metres (843.2 sq. feet)



Total area: approx. 78.3 sq. metres (843.2 sq. feet)

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Plan produced using PlanUp.







