



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Viscount Avenue, Lower Darwen, BB3 0SS



# Viscount Avenue, Lower Darwen, BB3 0SS

**Asking Price: £240,000**

Situated on a quiet cul-de-sac in Lower Darwen, this four bedroom detached home provides an excellent opportunity for growing families.

The property comprises; entrance hall, lounge, rear dining room, conservatory, dining kitchen and ground floor WC. To the first floor there is a landing area giving access to four good size bedrooms, one en-suite shower room and a main bathroom suite. To the front there is a double driveway leading to a single garage. To the rear, there is a spacious South facing lawn garden with patio areas.

The property is situated in range of great schools, both primary and secondary with a well respected primary school within a short walking distance. There is easy access to the M65 motorway link as well as through roads to local town centres including both Blackburn & Darwen.

**OUR THOUGHTS** - *'In a fast moving market it is very tricky to find and secure the right house. With its location & size this is sure to grab plenty of admirers so please get booked in **ASAP** to avoid missing out'*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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

VAT Reg. No 187 0162 07 | Registered No: 08986836 England & Wales | Registered Office: 207 - 209 Duckworth Street, Darwen, Lancs, BB3 1AU  
A Hunters franchise owned and operated under licence by Baxter Helmn Estates Limited

**ENTRANCE HALL****LOUNGE**

4.75m (15' 7") x 3.28m (10' 9")

**DINING ROOM**

2.95m (9' 8") x 2.64m (8' 8")

**KITCHEN**

4.17m (13' 8") x 2.90m (9' 6")

**GROUND FLOOR WC**

1.17m (3' 10") x 0.89m (2' 11")

**CONSERVATORY**

4.88m (16' 0") x 3.20m (10' 6")

**BEDROOM ONE**

4.09m (13' 5") x 2.67m (8' 9")

**EN-SUITE**

1.88m (6' 2") x 1.55m (5' 1")

**BEDROOM TWO**

3.63m (11' 11") x 2.54m (8' 4")

**BEDROOM THREE**

3.51m (11' 6") x 2.49m (8' 2")

**BEDROOM FOUR**

3.25m (10' 8") x 2.26m (7' 5")

**BATHROOM**

1.98m (6' 6") x 1.90m (6' 3")

**GARAGE**

4.95m (16' 3") x 2.39m (7' 10")

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters  
Tel: 01254 706471

**OPENING HOURS:**

Monday - Friday: 9.00am - 5.30pm

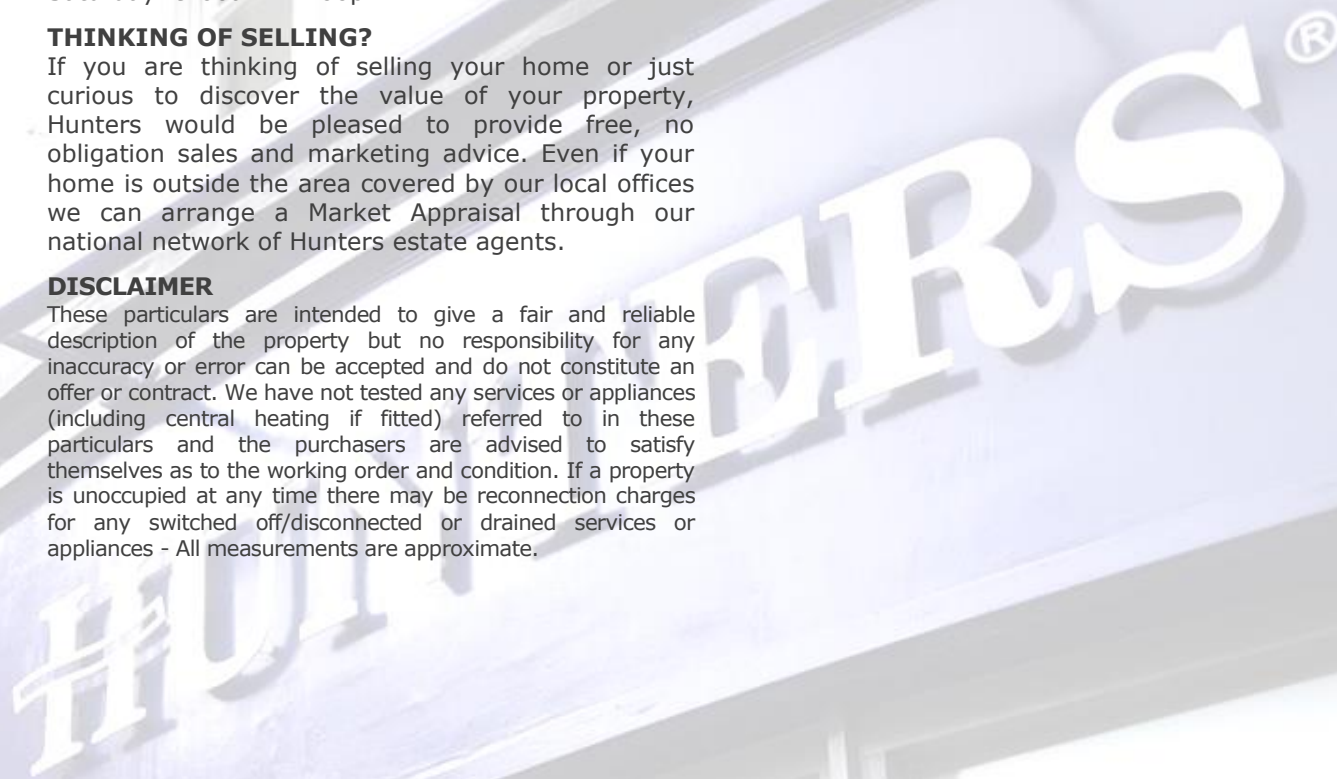
Saturday: 9.00am - 4.00pm

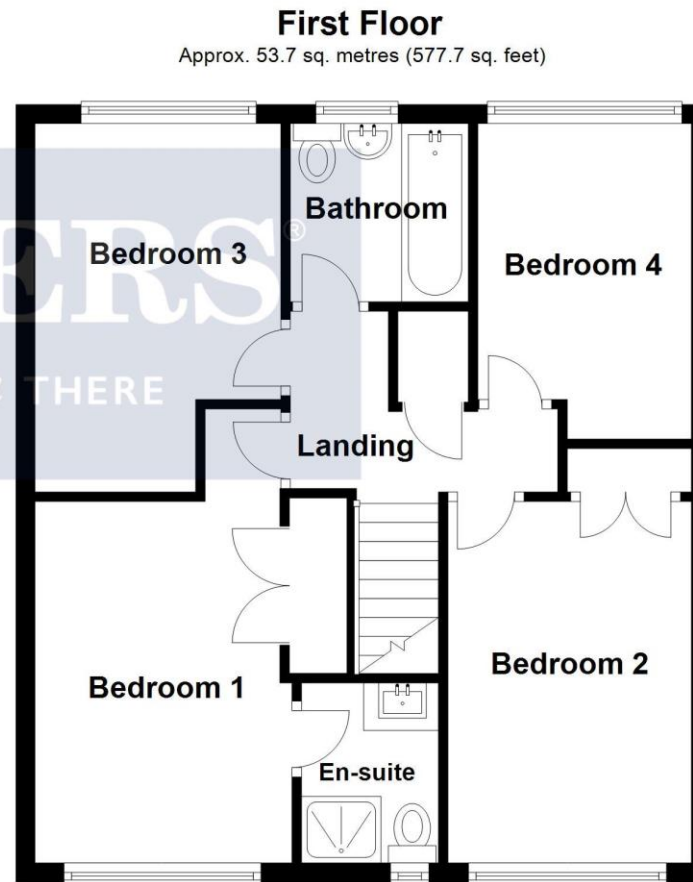
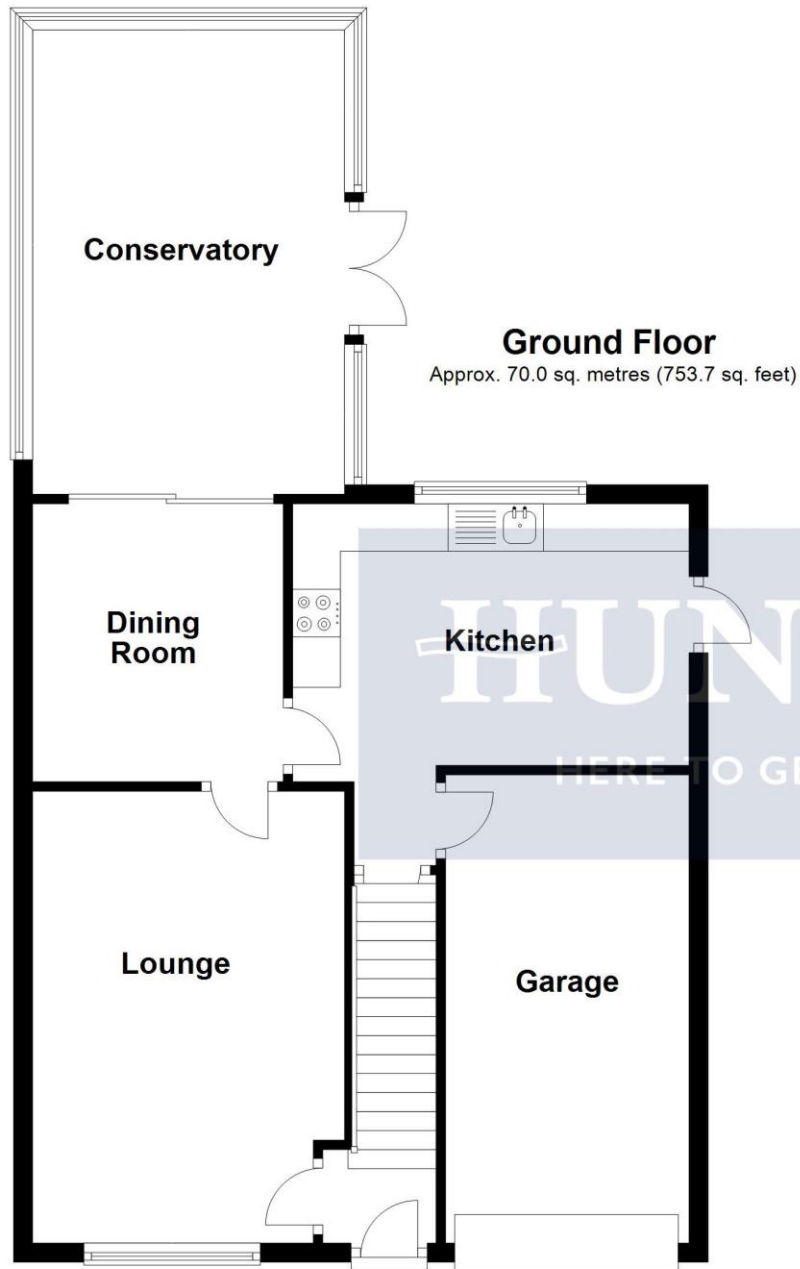
**THINKING OF SELLING?**

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.





Total area: approx. 123.7 sq. metres (1331.4 sq. feet)

This floorplan was produced by Hunters Estate Agents & must not be copied or duplicated.  
Plan produced using PlanUp.



















