

# HUNTERS<sup>®</sup>

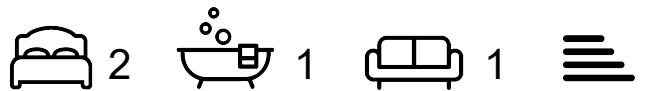
HERE TO GET *you* THERE



## Kay Street

Darwen, BB3 3EL

£625 Per Calendar Month



An attractive stone fronted middle terrace property offering well presented accommodation.

The property which has recently been modernised & comprises; entrance vestibule, spacious lounge, dining kitchen, two double bedrooms and a three piece bathroom suite.

Kay Street is located in central Darwen, a short walk away from Darwen train station where Manchester can be accessed within a 45 minute commute. There all local amenities on the doorstep along with a vibrant night life in short proximity.

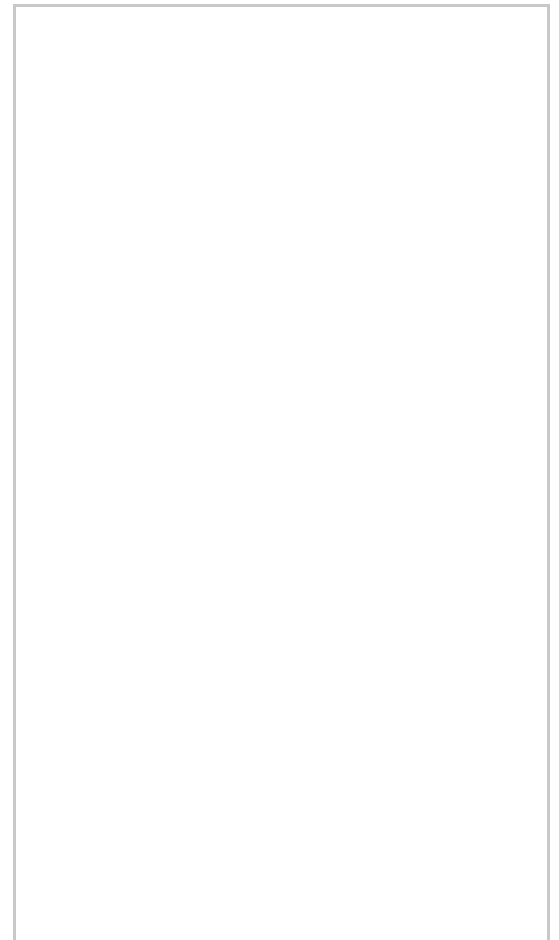


LOUNGE 13'10" x 12'11" (4.22 x 3.94)  
 KITCHEN 12'11" x 8'4" (3.94 x 2.54)  
 BEDROOM ONE 12'11" x 10'6" (3.94 x 3.20)  
 BEDROOM TWO 12'11" x 8'9" (3.94 x 2.67)  
 BATHROOM 6'2" x 5'8" (1.88 x 1.73)

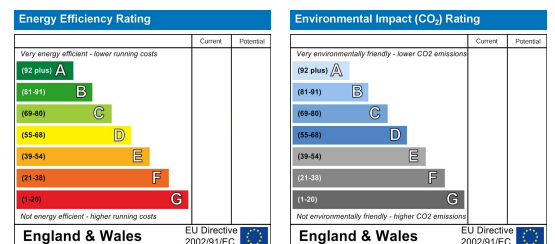
### Area Map



### 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.