



HUNTERS
FOR SALE

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HERE TO GET *you* THERE

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EAST PARK AVENUE, DARWEN

Offers Over £260,000

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We welcome this unique detached property situated in the heart of Bold Venture. If you are upsizing this offers fantastic value to cope with family life for years to come.

The property comprises; porch, entrance hall, spacious lounge, open plan dining kitchen, sun room and a ground floor shower room. From the dining area there is access to a generous sized integral garage. To the first floor there is a bright landing giving access to three double bedrooms and a four piece bathroom. The main bedroom has a practical office space separating it from the landing which could be used as a walk in wardrobe depending on your taste. It also comes with a private balcony giving direct views towards Darwen tower. All three bedrooms benefit from fabulous views looking over Darwen with the moors in the back drop.

Out back there is a good sized two tiered garden with a mixture of lawn and patio. To the front there is a double driveway which comes with two separate entrances.

The property is located close to a great range of primary and secondary schools including St Josephs Primary School. There is a selection of super stores including Sainsbury's within short proximity as well as the town centre being situated within one mile where the local market can be found. Access to the M65 motorway link hassle free for anyone needing to visit neighbouring towns.

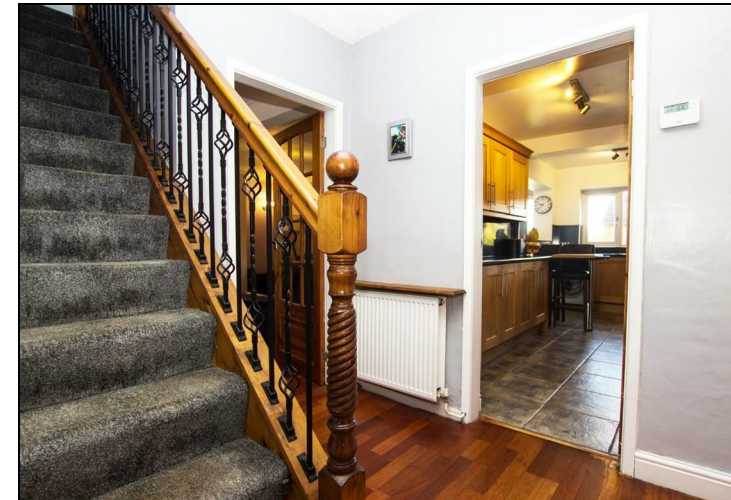
OUR THOUGHTS - *'A very rare property situated in one of the towns best post codes. This massively caters for family life & benefits from no onward chain'*

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

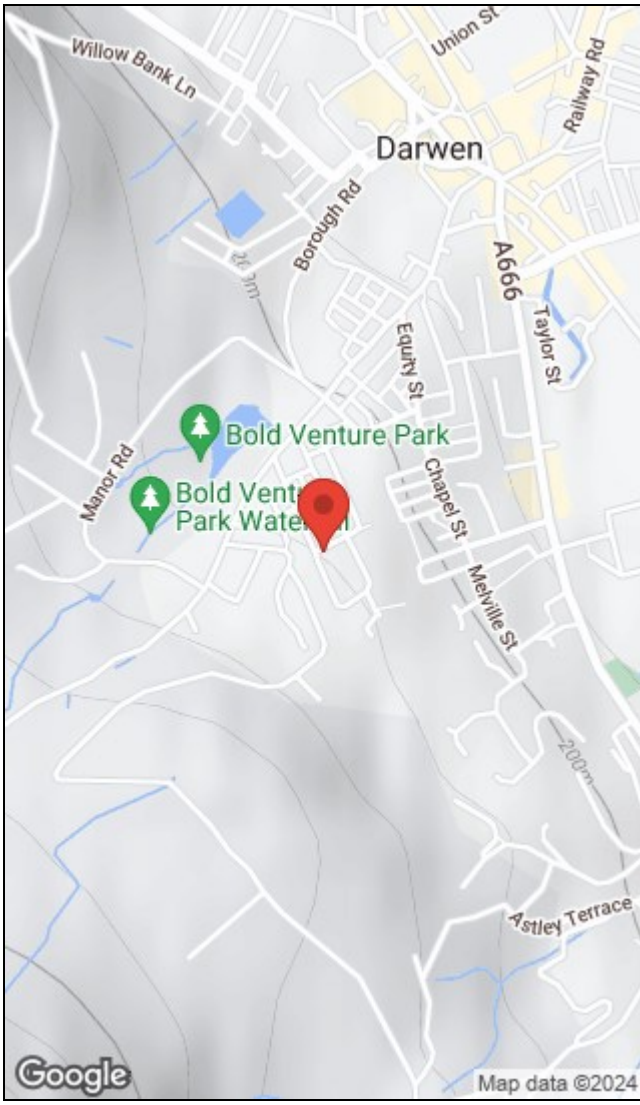
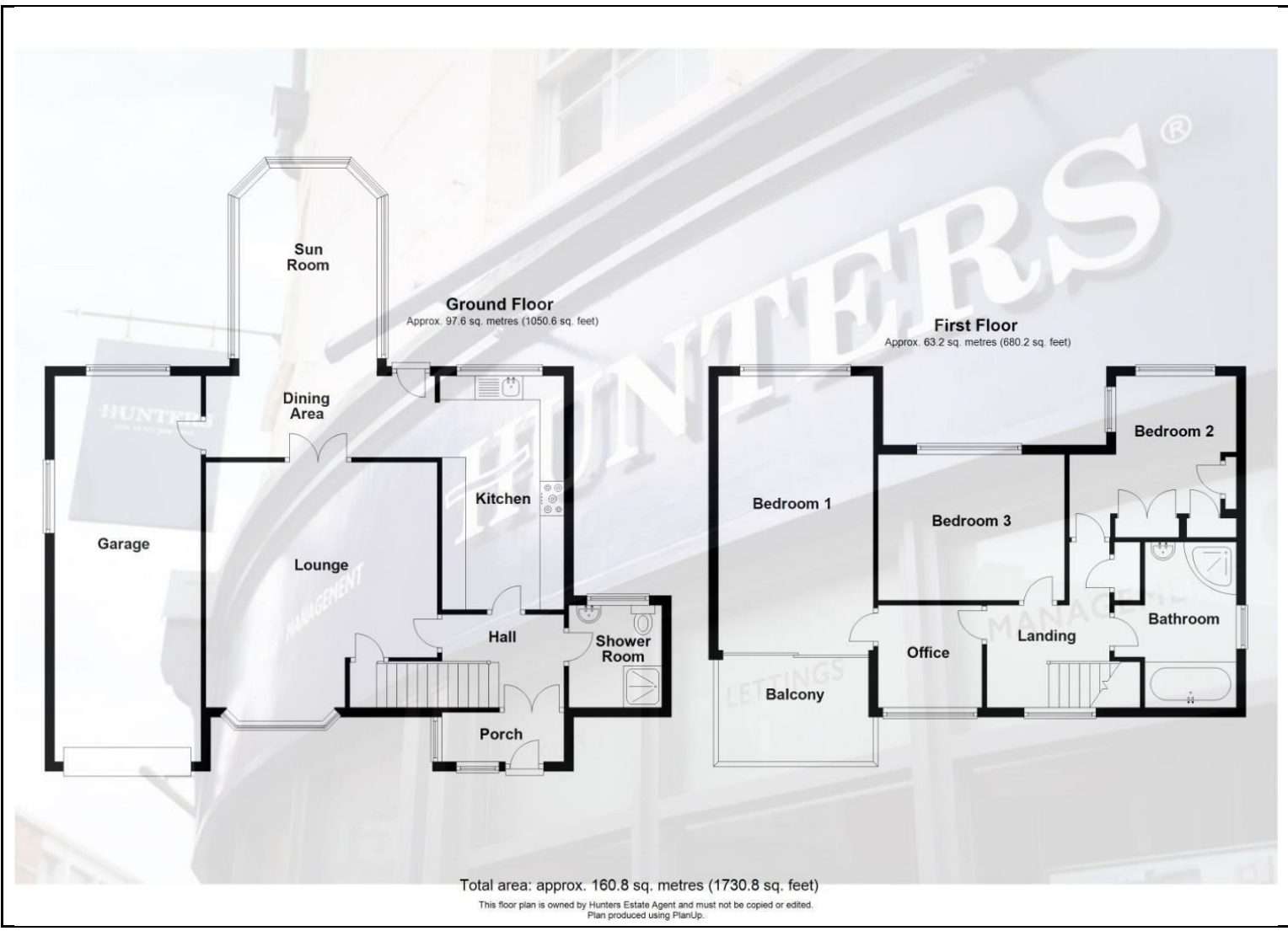


KEY FEATURES

- DETACHED HOME
- THREE DOUBLE BEDROOMS & OFFICE
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN & DINING AREAS
- DOUBLE DRIVEWAY
- BATHROOM & GROUND FLOOR SHOWER ROOM
- FANTASTIC VIEWS TO FRONT & REAR
- NO CHAIN







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