



58 EAST PARK AVENUE

DARWEN, BB3 2SQ

£175,000
FREEHOLD

LOVELY WELL FINISHED 3 BED SEMI-DETACHED PROPERTY*** FITTED KITCHEN*** FITTED BATHROOM SUITE*** EXCELLENT LOCATION*** LOCAL TO ALL AMENITIES*** DRIVEWAY TO GARAGE*** CLOSE TO BOLD VENTURE PARK*** VIEWING IS HIGHLY RECOMMENDED*** Call us now this one will go!!

**AINSWORTH LORD
ESTATES**



Total area: approx. 70.3 sq. metres (756.7 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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