

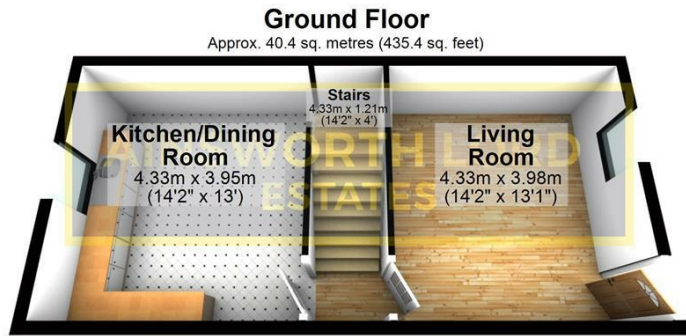


**131 CEMETERY ROAD**  
**DARWEN, BB3 2LZ**

**£125,000**  
**LEASEHOLD**

CASH BUYERS ONLY\*\*\*LARGE MODERN TERRACED HOME IN WHITEHALL AREA \*\* 3  
DOUBLE BEDROOMS \*\* LARGE CELLAR \*\* LOVELY SPACIOUS KITCHEN/DINER \*\* SOUGHT  
AFTER AREA CLOSE TO WHITEHALL PARK \*\* MODERN FAMILY BATHROOM

**AINSWORTH LORD**  
**ESTATES**



Total area: approx. 94.5 sq. metres (1017.6 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(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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**AINSWORTH LORD  
ESTATES**