

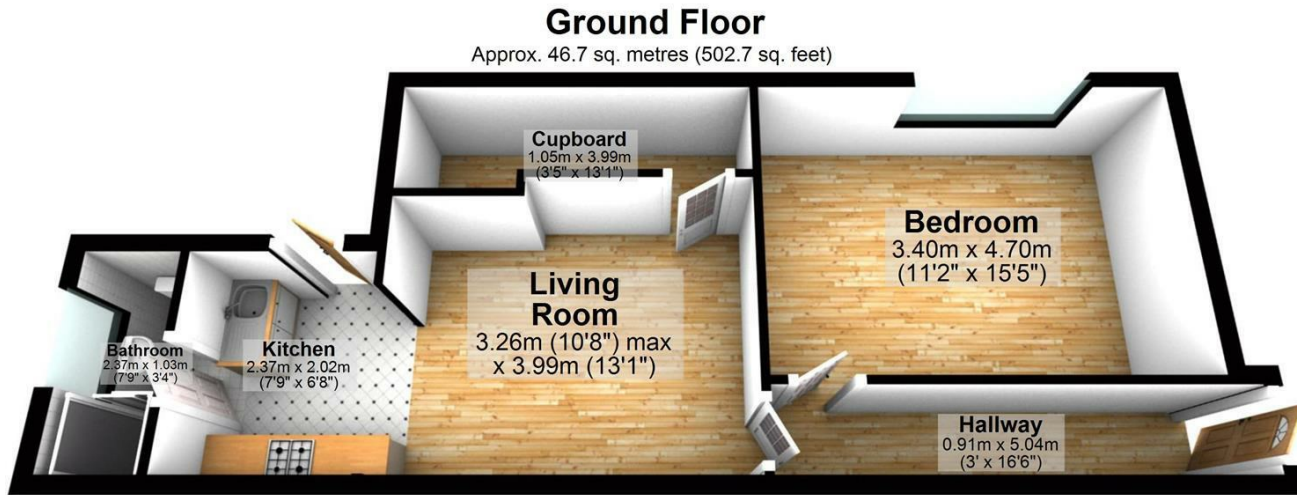


**1A PHILIP STREET**  
**DARWEN, BB3 2DJ**

**£550 PCM**

MODERN ONE BEDROOM GROUND FLOOR FLAT \*\*\* GENEROUS SIZED ROOMS \*\*\*  
MODERN KITCHEN \*\* LOVELY SHOWER ROOM \*\* LARGE LIVING SPACE \*\*\* GOOD LOCATION  
CLOSE TO SHOPS/TOWN CENTER \*\* NOT FAR FROM TRAIN STATION 5 MIN WALK \*\*\*  
AVAILABLE NOW

**AINSWORTH LORD**  
**ESTATES**



Total area: approx. 46.7 sq. metres (502.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Darwen Office Lettings  
49 Market Street  
Darwen  
Lancashire  
BB3 1PS

01254 819298  
Darwen@AinsworthLordEstates.com  
www.ainsworthlordestates.com

**AINSWORTH LORD  
ESTATES**