



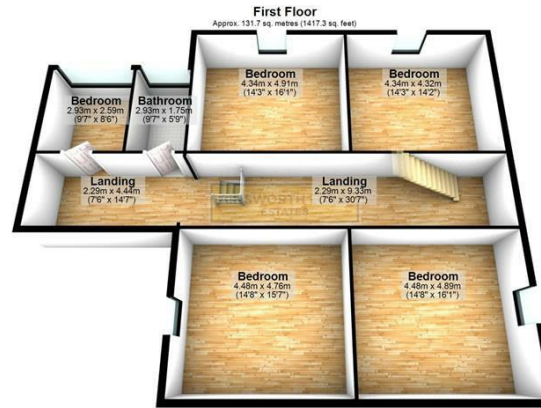
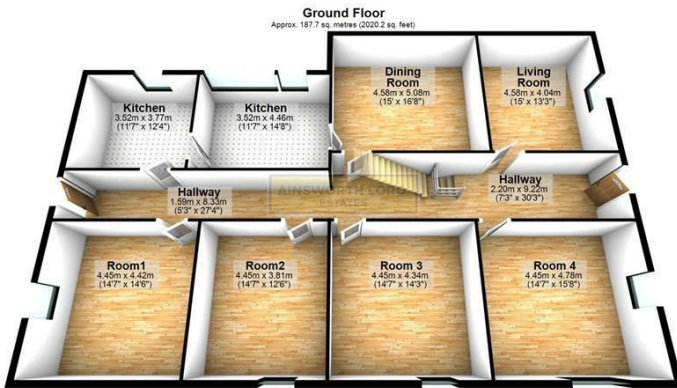
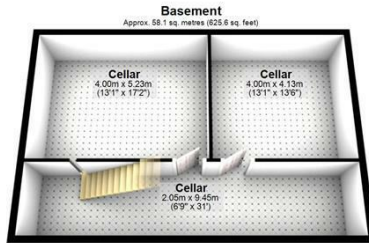
THE WATER LILY RESIDENCE ROMAN ROAD

DARWEN, BB3 3PJ

£495,000
FREEHOLD

LARGE 7 BED DETACHED PROPERTY** WITH .8ha LAND** DEVELOPMENT POTENTIAL
WOULD FIT APPROX 10-12 HOUSES** SEMI-RURAL LOCATION** ECCLESHILL DARWEN**
CLOSE TO TOWN AND MOTORWAY** LOTS OF POTENTIAL** NO CHAIN** SUBJECT TO PP**

**AINSWORTH LORD
ESTATES**



Total area: approx. 444.3 sq. metres (4782.4 sq. feet)

For illustrative purposes only
Plan produced using PlanIt.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 75 |
| (55-68) D | | | |
| (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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