



## 39 DOVE LANE DARWEN, BB3 1EE

**£150,000**  
**LEASEHOLD**

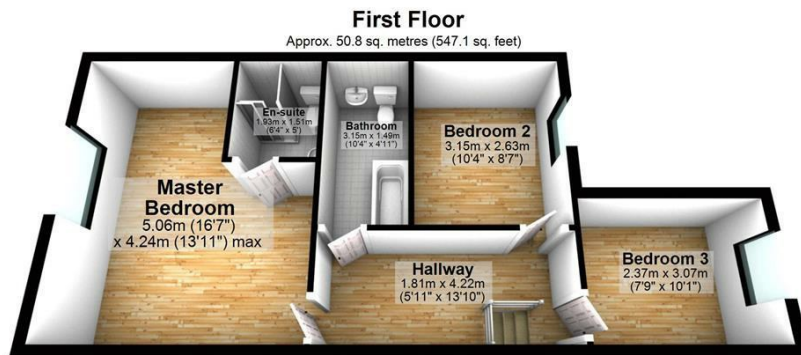
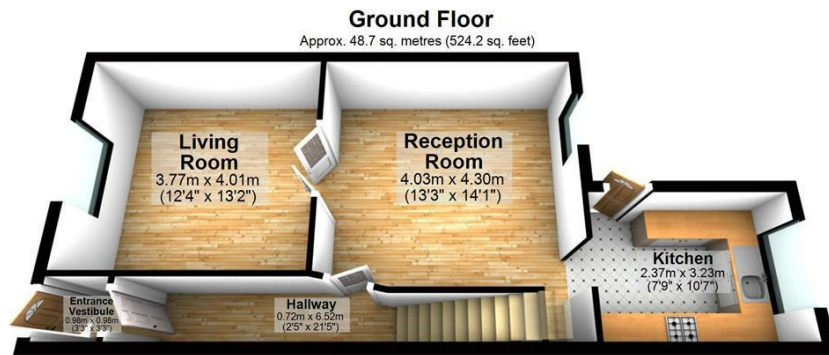
Nestled in the charming Dove Lane of Darwen, this older-style terraced house offers a delightful living space for those seeking comfort and convenience. Boasting two spacious reception rooms, this property provides ample space for relaxation and entertainment.

With three generously sized bedrooms, including a master bedroom with an en-suite, this home ensures privacy and comfort for the whole family. The modern fitted kitchen and family bathroom suite add a touch of contemporary elegance to the property, making daily living a pleasure.

The property's prime location not only offers a peaceful environment but also provides easy access to some excellent schools, perfect for families with children. With a total of 97 sq ft of space, this house is ideal for those looking for a cosy yet spacious home to call their own.

Don't miss the opportunity to make this house your own and enjoy the comfort and convenience it has to offer in this great location.

**AINSWORTH LORD  
ESTATES**



Total area: approx. 99.5 sq. metres (1071.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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 Sales  
49 Market Street  
Darwen  
Lancashire  
BB3 1PS

01254 760660  
Darwen@AinsworthLordEstates.com  
www.ainsworthlordestates.com

**AINSWORTH LORD  
ESTATES**