



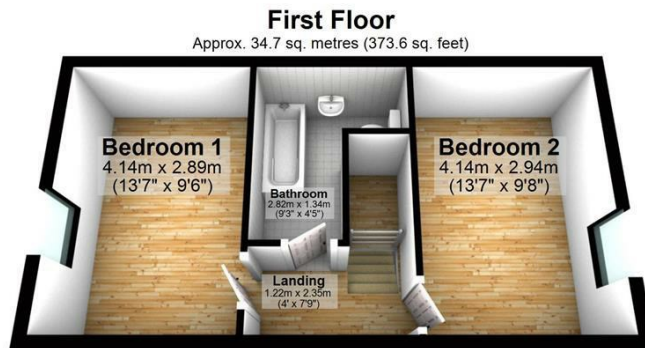
## 15 PRESTON STREET

DARWEN, BB3 1EL

**£85,000**  
LEASEHOLD

LARGE MID TERRACED HOME \*\* 2 GOOD SIZED BEDROOMS \*\* 2 RECEPTION ROOMS \*\*  
GOOD CONDITION THROUGHOUT \*\* POPULAR AREA CLOSE TO LOCAL SCHOOLS, SHOPS  
ETC \*\* REAR YARD \*\* LOVELY FITTED KITCHEN \*\* 3 PEICE BATHROOM SUITE

**AINSWORTH LORD  
ESTATES**



Total area: approx. 75.9 sq. metres (817.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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**AINSWORTH LORD  
ESTATES**