

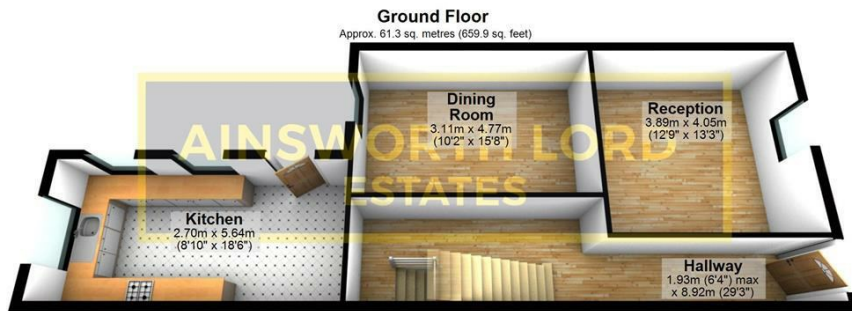
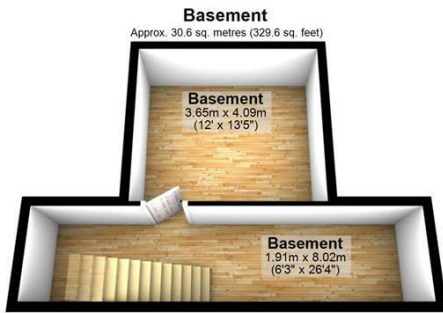


**WOODVILLE COTTAGE, 431 BOLTON ROAD**  
**DARWEN, BB3 2JQ**

**£130,000**  
**FREEHOLD**

CASH BUYERS ONLY \*\*LARGE 4 BEDROOM TERRACED \*\* WHITEHALL AREA - DARWEN \*\*  
MASSIVE POTENTIAL \*\* SEPARATE GARAGE \*\* LARGE CELLAR \*\* 3 DOUBLE BEDROOMS &  
HUGE ATTIC BEDROOM \*\* 2 RECEPTION ROOMS \*\* ORIGINAL FEATURES THROUGHOUT \*\*

**AINSWORTH LORD**  
**ESTATES**



Total area: approx. 183.3 sq. metres (1972.9 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			
(69-80) C			
(55-68) D		62	76
(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**