



## 28 LIMES AVENUE DARWEN, BB3 2SG

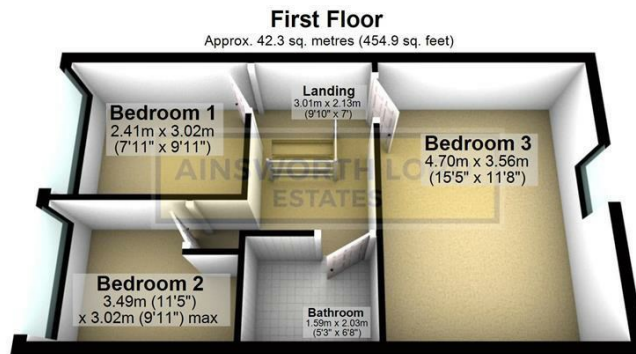
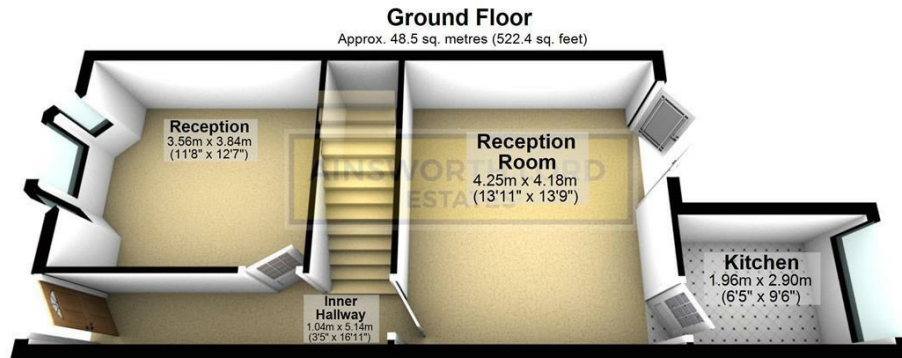
**£900 PER MONTH**

Welcome to Limes Avenue in the charming Bold Venture area of Darwen! This stunning Victorian terraced house is a true gem, boasting 2 reception rooms, 3 bedrooms, and a beautiful family bathroom suite.

As you step inside, you'll be greeted by a new, stylish fitted kitchen perfect for whipping up delicious meals. The property is finished to an excellent standard, with gas central heating and double glazing ensuring your comfort all year round.

Situated on a quiet street, this home offers a peaceful retreat while being conveniently located in the sought-after Bold Venture area. With a cosy yard to the rear, you can enjoy some outdoor space for relaxation or entertaining.

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Total area: approx. 90.8 sq. metres (977.3 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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

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