



**103A BLACKBURN ROAD**  
**DARWEN, BB3 1ET**

**£625 PCM**

WOW! HIGH SPEC FLAT TO RENT \*\* BEAUTIFULLY DESIGNED \*\* 1 DOUBLE BEDROOM \*\*  
 LARGE LIVING ROOM WITH OPEN PLAN KITCHEN \*\* MODERN BATHROOM SUITE \*\* QUALITY  
 CARPETS & DECOR THROUGHOUT \*\* ON ROAD PARKING \*\* IDEAL LOCATION- CLOSE TO  
 M65 MOTORWAY LINKS & SHOPS

**AINSWORTH LORD**  
**ESTATES**



Total area: approx. 41.5 sq. metres (446.7 sq. feet)

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