



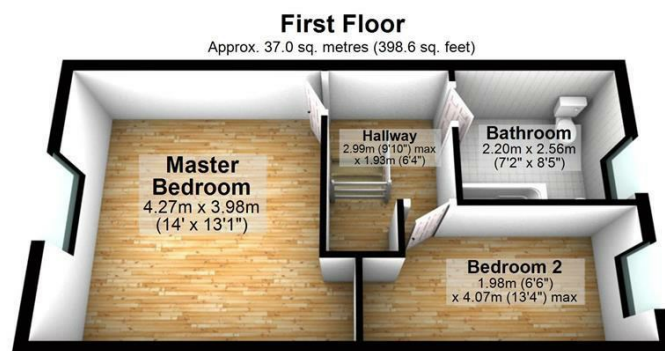
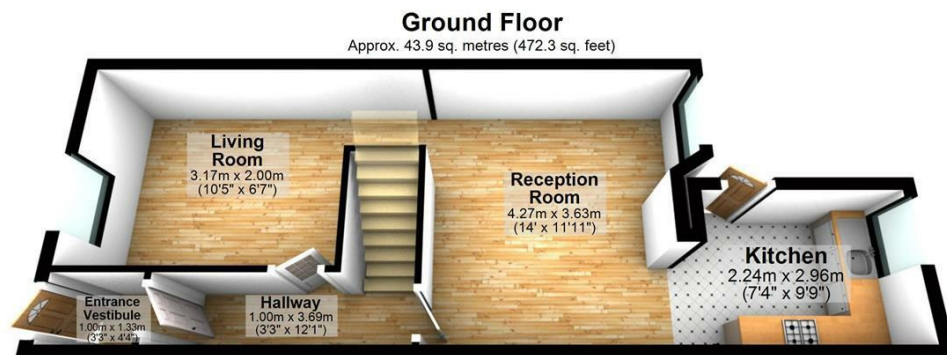
**13 ATLAS ROAD**  
DARWEN, BB3 3BY

**£110,000**  
LEASEHOLD

BEAUTIFUL FAMILY HOME \*\*\* GREAT LOCATION \*\*\* FIRST TIME BUYER/INVESTORS \*\*\*  
FITTED KITCHEN \*\*\* GARDEN FRONTED \*\*\* CLOSE TO MOTORWAY ROUTE \*\*\* CLOSE TO  
SCHOOLS \*\*\* FAMILY BATHROOM \*\*\* VIEWING RECOMMENDED \*\*\* LEASEHOLD \*\*\*

**AINSWORTH LORD**  
ESTATES





Total area: approx. 80.9 sq. metres (870.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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ESTATES**