

HUNTERS[®]

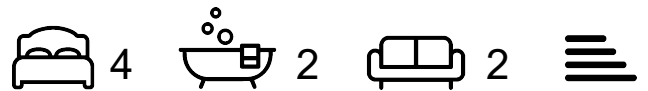
HERE TO GET *you* THERE



Abbey Crescent

Darwen, BB3 3PX

Offers Over £270,000



Hunters are pleased to bring to the market this four bedroom semi-detached property. The property is situated in a highly desirable part of Darwen in Priory.

The property briefly comprises; entrance hallway, spacious living room, modern dining kitchen, ground floor bathroom & two ground floor bedrooms. Depending on your requirements, the two bedrooms downstairs can be used as extra living space/dining areas. To the first floor there are two further bedrooms and a three piece shower room. Externally the property benefits from a garden to the front and rear, a garage & large driveway.

Located convenient for access to amenities including shops, schools and both Darwen and Bolton town centres. Darwen town centre is situated within 1.5 miles where all major transport links can be found. There is easy access to the M65 motorway link, ideal for working out of town.



Inner Hallway

Lounge 17'9" x 12'0" (5.43 x 3.66)

Kitchen 8'4" x 8'7" (2.56 x 2.62)

Dining Area 10'10" x 7'8" (3.31 x 2.36)

Ground Floor Bathroom 7'9" x 5'4" (2.38 x 1.65)

Ground Floor Bedroom 14'11" x 7'10" (4.55 x 2.39)

Ground Floor Bedroom Two 11'1" x 8'0" (3.38 x 2.45)

1st Floor Shower Room 6'1" x 5'2" (1.86 x 1.58)

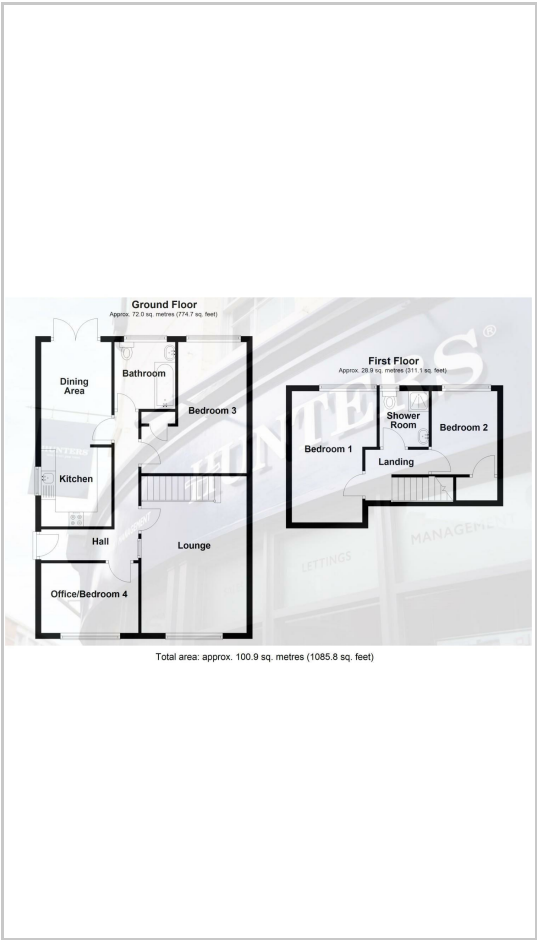
1st Floor Bedroom Three 14'11" x 8'2" (4.55 x 2.49)

1st Floor Bedroom Four 9'2" x 7'4" (2.81 x 2.26)

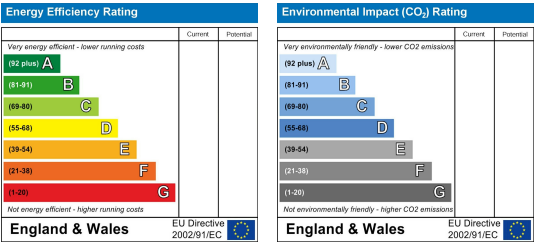
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.