



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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## BURTON CLOSE, DARWEN

Offers Over £200,000



Hunters are delighted to welcome this three story town house to market. With a highly impressive finish throughout situated in a very popular location.

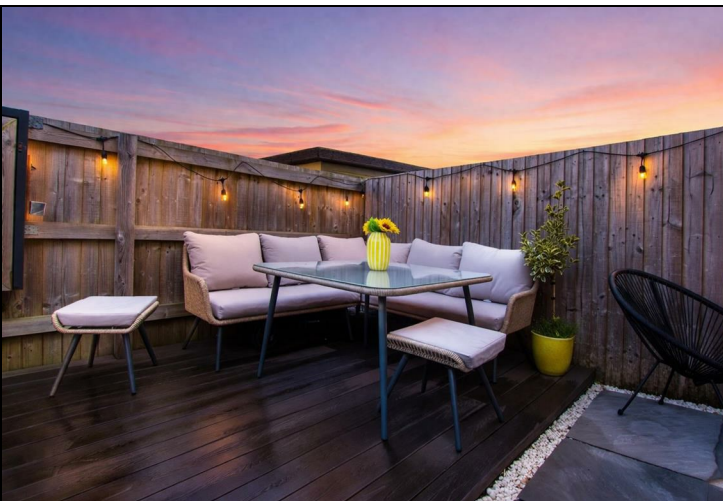
The property comprises; entrance hall, open plan lounge and kitchen areas, ground floor WC/utility, two first floor bedrooms, three piece bathroom, top floor master bedroom with walk in wardrobe & en-suite. Out back there is a tidy landscaped garden with access to private parking behind. The property has some notable extras that include underfloor heating downstairs, security alarm system and outdoor lighting.

This recently built development is most convenient for local amenities and is within walking distance of the nearby town centre and all its amenities as well as the local train and bus stations.

**OUR THOUGHTS** - *'Excellent value for money with a highly impressive finish throughout'*

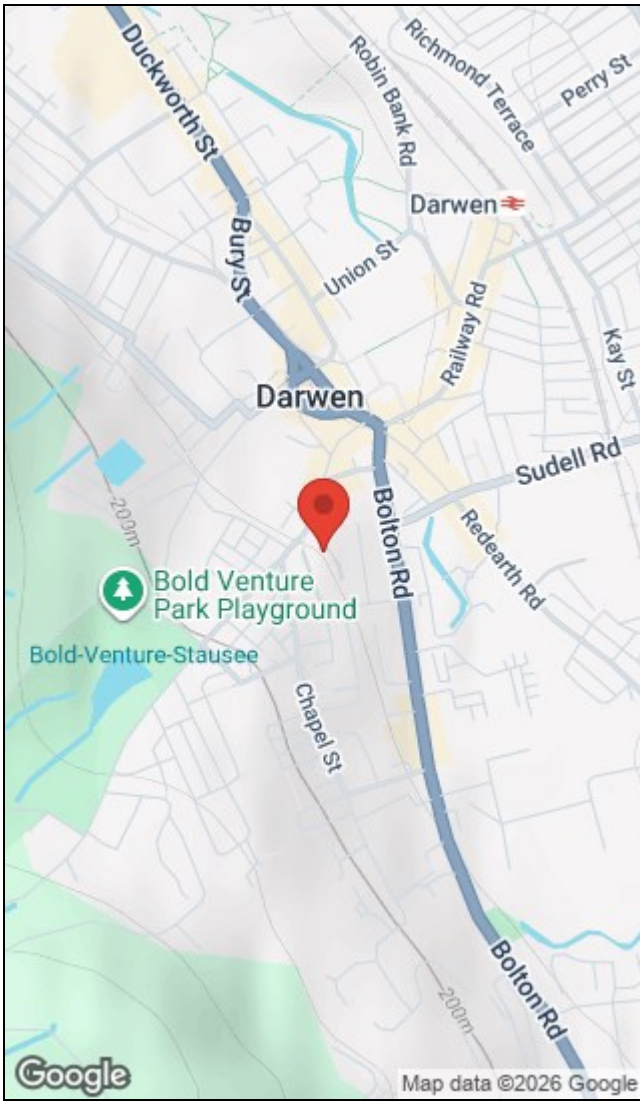
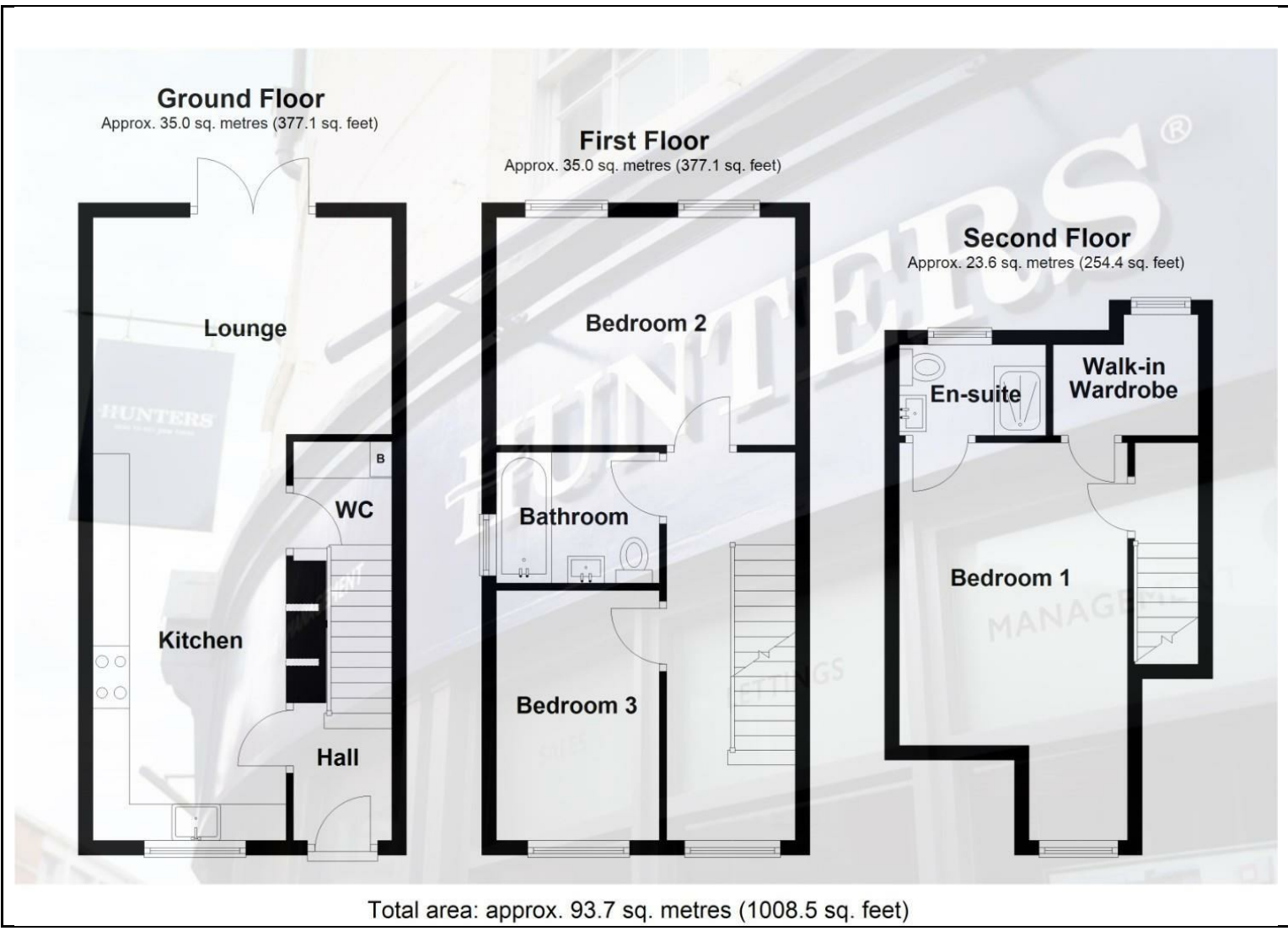
## KEY FEATURES

- Stunning 3 Story Town House
- Three Double Bedrooms
- Immaculate Finish Throughout
- Bathroom And Master En-Suite
  - Open Plan Ground Floor
    - Utility & WC
  - Landscaped Garden
  - Private Driveway
- Quiet Cul-De-Sac In Belgrave









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>94</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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC